

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 4

PREPARED BY:

MAURY HOLMES

4974

STEINER

750
V. 9

731
V. 5

726
V. 4

707
V. 4

FILLMORE

EDDY

749
V. 7

732
V. 6

ELLIS

725
V. 4

708
V. 4

CHARPELL

WEBSTER

724
V. 4

748
V. 6

733
V. 6

BUCHANAN



OCTAVIA

FRANKLIN

VAN NESS

744
737

737

743
738

738

714

719

5 6677

BLOCK 707

BLOCK 707

	NAME	LAND	IMPS	TOTAL
-2	Dorothy C. Freedlander	\$ 37,000	\$ 26,000	\$ 63,000
-4	Eleanor R. Hesthal et al	37,000	88,000	125,000
-6	Milton I Mack	21,500	38,500	60,000
-7, -7A, -8	Congregation Beth Israel	63,000	13,500	76,500
-9	W.T. Thomas et ux	14,500	3,000	17,500
-10	Jeong Kim Kin et al	14,500	1,500	16,000
-11	Henry Freeman et ux	14,500	2,500	17,000
-12	Valentina Merrithlew	14,500	10,000	24,500
-13	Maria F. Schmitt	140	-	140
-14	Norman Goldstein	16,500	6,000	22,500
-14A	Equities Develop Corp.	16,500	5,000	21,500
-15	Myrtle H.A. Green	16,500	5,500	22,000
-15A	Horace Benjamin	16,500	5,000	21,500
-15B	Jean Wilson	<u>18,000</u>	<u>7,000</u>	<u>25,000</u>
		\$300,640	\$211,500	\$512,140



APPRAISAL

18-1

OWNER: Dorothy C. Friedlander
PROPERTY ADDRESS: 1525-29 Fillmore

PARCEL NO. 707-2
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 19,950.00
 Imps. 14,250.00
 \$ 34,200.00

TAXES: \$ 9,476.30

LAND: DIMENSION 57 x 100 = 5,700

s.f.

IMPROVEMENTS: Condition Good

Effective Age 40

1 st. fr. & stucco bldg. with 3 stores.

SUMMATION APPROACH:

Rounded to

Land	5,700 s.f. @ \$6.49+	\$ 37,000
Improvements	5,700 s.f. @ 5.00	28,500
		<u>65,500</u>

\$65,500

MARKET COMPARISON:

Sales Most Comparable 684-24; 773-15, -16
5,700 s.f. @ \$ 11.00

\$ 62,700

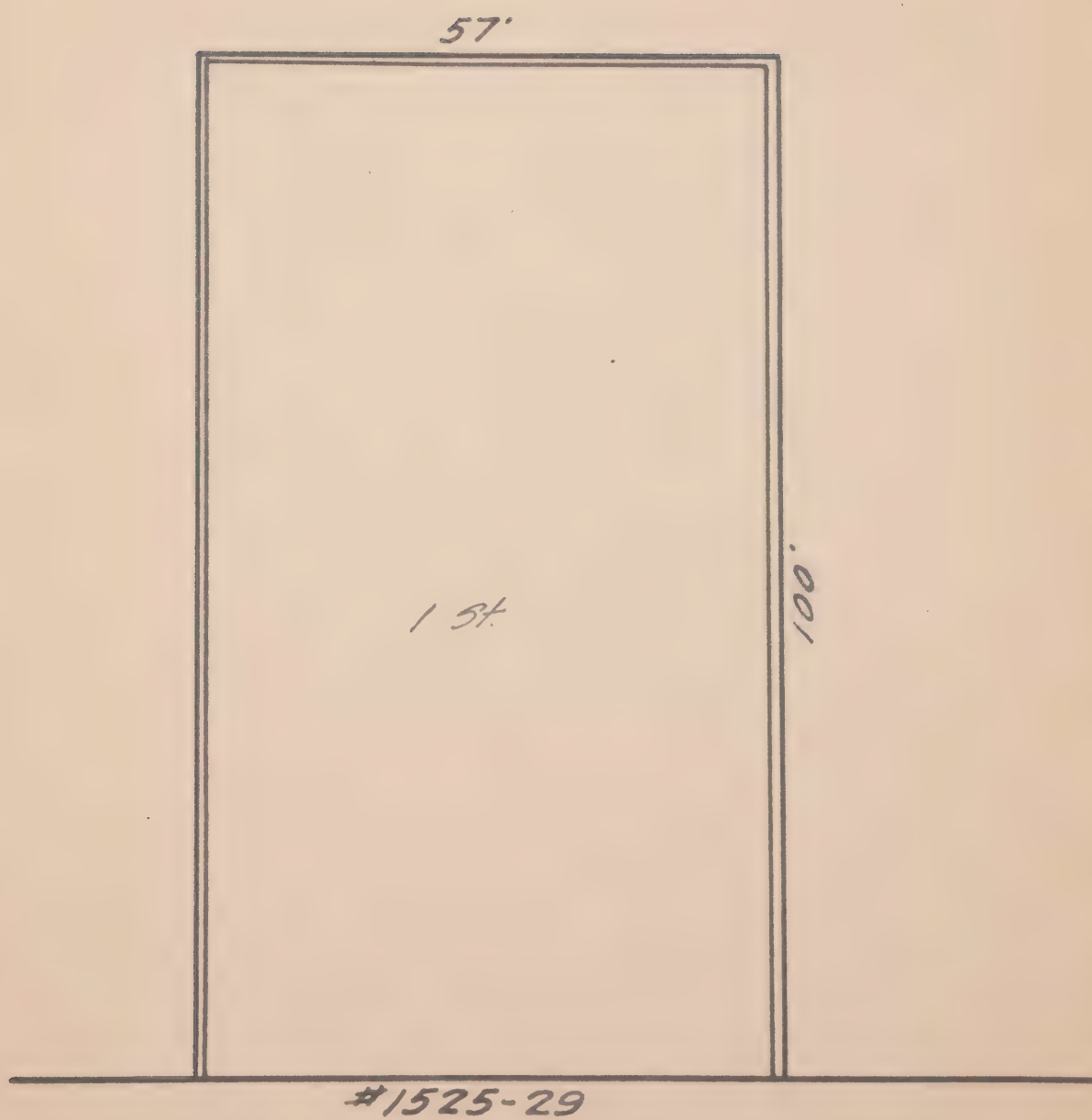
62,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Clothing store	Not avail.		325
Shoe store	"		325
Shoe repair	"		90
			<u>740</u> x 85
			62,900

LAND	\$ 37,000
IMPROVEMENTS	26,000
	<u>63,000</u>

MARKET VALUE OF PROPERTY \$ 63,000



FILLMORE STREET



APPRAISAL

OWNER: Eleanor R. Hesthal et al
PROPERTY ADDRESS: 1509-15 Fillmore

PARCEL NO. 707-4
DATE ACQ: 1-28-60

OWNER'S ADDRESS: 1368 McAllister

IRS: \$143.00
CONSID: \$125,000
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores/Loft

ASSESSED VALUE: Land \$ 19,950.00
Imps. 14,500.00
\$ 34,450.00

TAXES: \$ 2,862.80

LAND: DIMENSION 57 x 100 = 5,700

IMPROVEMENTS: Condition Fair/Good

Effective Age 45 ±

2 st. brick str. with 3 stores on 1st flr. and open loft on 2nd flr.
Loft space is ½ partitioned with 5 office cubicles.

SUMMATION APPROACH:

Rounded to

Land	5,700 s.f. @ \$6.50±	\$ 37,000	
Improvements	10,956 s.f. @ 6.50	\$71,214	
Basement	5,700 s.f. @ 3.00	17,100	
		88,314	
		125,314	\$125,300

MARKET COMPARISON:

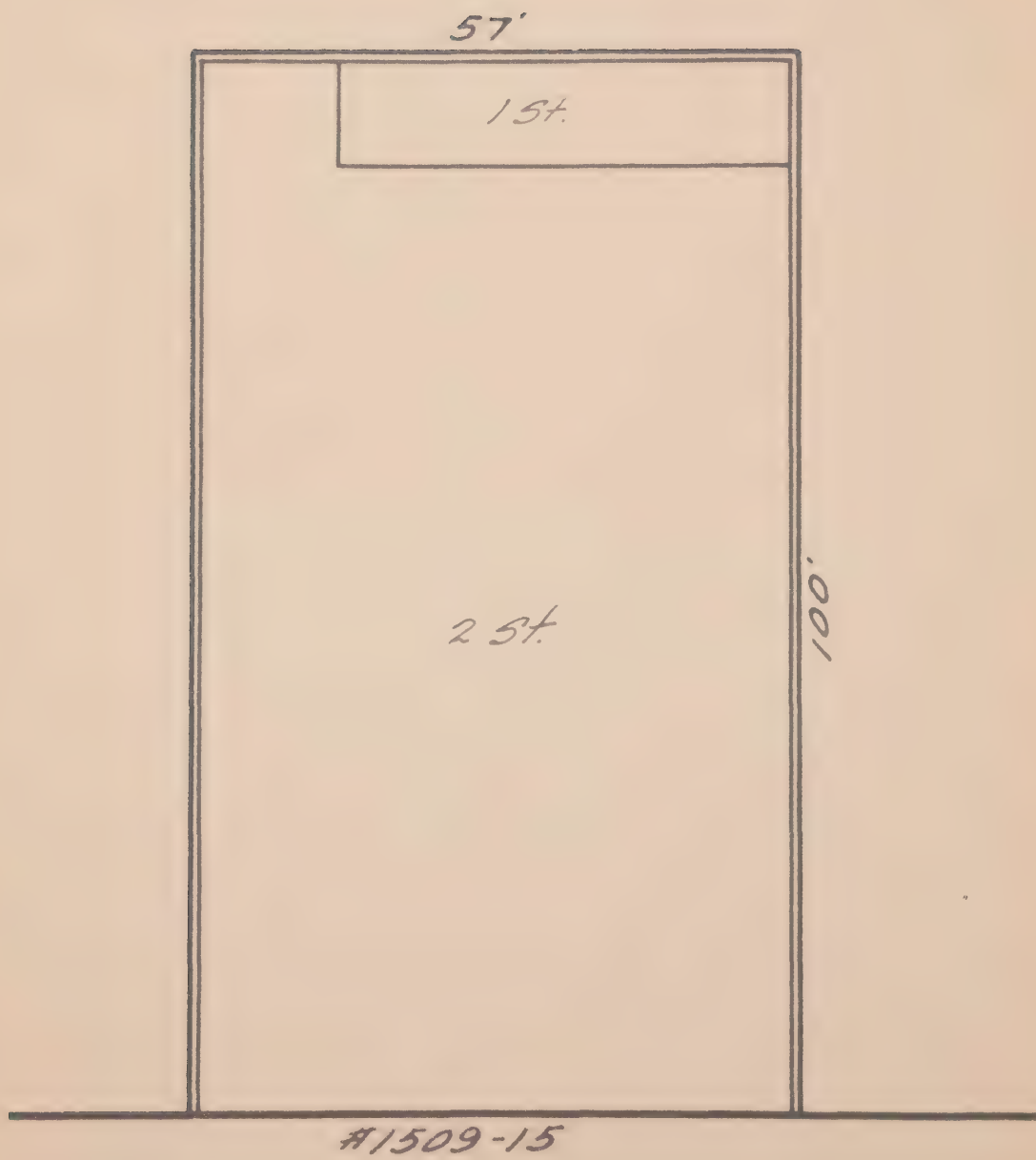
Sales Most Comparable 707-4; 780-18
5,700 s.f. @ \$ 22.00 \$ 125,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shoe store	not avail.		325	
Optician	"		325	
Pawn shop (L)	500 (incl. bsmt. 8 loft)		450 (w/bsmt.)	
Loft	200		150	
			1,250 x 100	125,000

LAND \$ 37,000
IMPROVEMENTS 88,000

MARKET VALUE OF PROPERTY \$ 125,000



FILLMORE STREET



APPRAISAL

18-13

OWNER: Milton I. Mack
PROPERTY ADDRESS: 1708-22 O'Farrell

PARCEL NO. 707-6
DATE ACQ: 2-19-52

OWNER'S ADDRESS: 1501 Fillmore

IRS: No
CONSID: N. S.
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores

ASSESSED VALUE: Land \$ 14,430.00
Imps. 5,600.00
\$ 20,030.00

TAXES: \$ 1,664.50

LAND: DIMENSION 29.5 x 100 = 2,950 s. f.

IMPROVEMENTS: Condition Fair/Poor Effective Age 55

2 st. fr. & stucco store bldg. with 5 stores on 1st flr. and
a 12 rm. hotel on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,950 s.f. @ \$7.30±	\$ 21,500	
Improvements	5,628 s.f. @ 7.00	39,396	
		<u>60,896</u>	\$60,900

MARKET COMPARISON:

Sales Most Comparable	684-24; 756-11		
	2,950 s.f. @ \$ 20.25	\$ 59,737	59,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cigar St.(L)	325		325	
Bar	225		225	
Cafe	57.50		57	
Barber	50		50	
Shoe shine	45		45	
Hotel	120		120	
			<u>822</u>	
			x 75 =	
			61,650	61,700

LAND	\$ 21,500
IMPROVEMENTS	<u>38,500</u>

MARKET VALUE OF PROPERTY \$ 60,000

O'FARRELL STREET

#1722

#1708-18

#1501-07

29.5'

15'

15'2"

15'2"

25'

100'

FILLMORE STREET



APPRAISAL

18-2

OWNER: Congregation Beth Israel
 PROPERTY ADDRESS: 1742-36 O'Farrell (7,-7A)
 1740 O'Farrell (8)
 OWNER'S ADDRESS: 1839 Geary Blvd.

PARCEL NO. 707-7,-7A,-8
 DATE ACQ: 10-28-54
 8-7-56

ZONING: C-2

PRESENT USE: Stores/Apt.

IRS:
 CONSID: N.S.
 BEST USE: Com.

ASSESSED VALUE: Land \$ 13,554.00
 Imps. 107,800.00
 \$ 121,354.00

TAXES: \$ 823.52

LAND: DIMENSION Irregular - 12,601 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70
 (7) 1 & 3 st. fr. str. with 3 stores, 4-3 rm. apts. on 2nd flr. and
 4-3 rm. apts. on 3rd flr. All apts. are vacant
 (7A) No entry - 1 st. reinforced conc. str.
 (8) No entry - 1 st. fr. str.

SUMMATION APPROACH:

Rounded to

Land	12,601 s.f. @ \$5.00±	\$ 63,000	
Improvements			
(7) 12,181 s.f. (sustaining val.)	\$3,500		
(7A) 2,342 s.f. @ \$1.00	2,342		
(8) 3,882 s.f. @ \$2.00	7,764		
		13,606	
		<u>76,606</u>	\$76,600

MARKET COMPARISON:

Sales Most Comparable None

12,601 s.f. @ \$ 6.00	\$ 75,606	75,600
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INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 63,000
IMPROVEMENTS	13,500

MARKET VALUE OF PROPERTY \$ 76,500

GEARY STREET

87.5'

137.5'

7.5'

Shed

27.5'

Storage

2.5'

2.5'

137.5'

1st.

1.5'

1.5'

3 Story

1st.

#1740

#1736-24

O'FARRELL STREET



APPRAISAL

18-3

OWNER: W. T. Thomas et ux
PROPERTY ADDRESS: 1750 O'Farrell

PARCEL NO. 707-9
DATE ACQ: 8-30-55

OWNER'S ADDRESS: 163 So. 19th St., Richmond

IRS: \$15.95
CONSID: N.S.
BEST USE: Com.

ZONING: C-2

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,580.00
Imps. 1,500.00
\$ 3,080.00

TAXES: \$ 255.94

LAND: DIMENSION 21.25 x 137.5 = 2,922 s.f.

IMPROVEMENTS: Condition Poor Effective Age 65

2 st. fr. str. with stg. bsmt. and 6 rms. ea. on 2nd and 3rd flrs.
Ea. flr. has 1 bath and 1 kit. First flr. is rented out as 2 units.

SUMMATION APPROACH:

Rounded to

Land	2,922 s.f. @ \$4.96+	\$ 14,500	
Improvements	5,734 (sustaining value)	3,000	
		<u>17,500</u>	\$17,500

MARKET COMPARISON:

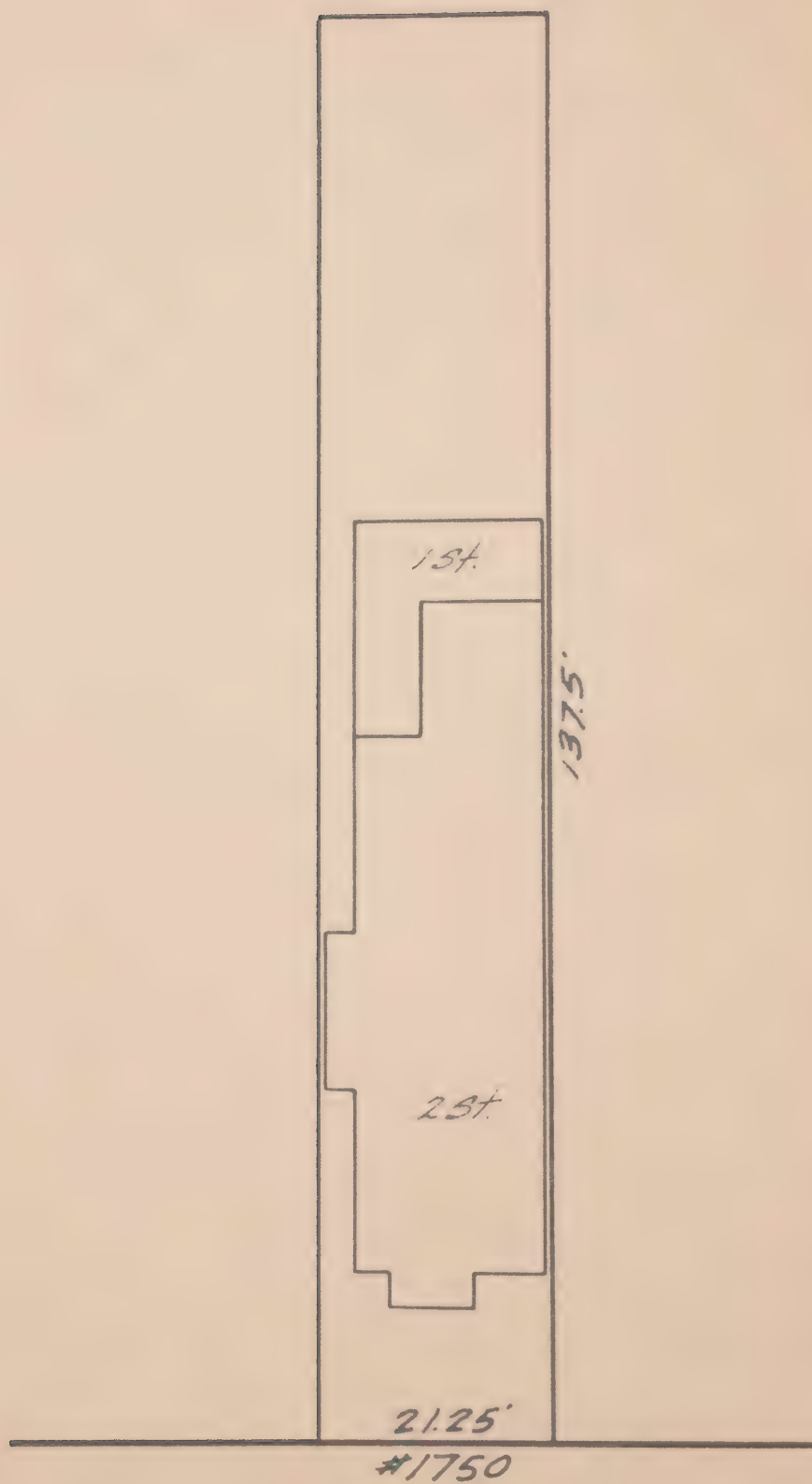
Sales Most Comparable	779-28; 779-18		
2,922	s.f. @ \$ 6.00	\$ 17,532	17,500

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 14,500
IMPROVEMENTS	<u>3,000</u>

MARKET VALUE OF PROPERTY \$ 17,500



O'FARRELL STREET



APPRAISAL

18-4

OWNER: Jeong Kim Kin et al
PROPERTY ADDRESS: 1752-54 O'Farrell

PARCEL NO. 707-10
DATE ACQ: 8-11-56

OWNER'S ADDRESS: 1754 O'Farrell

IRS: \$8.25

ZONING: C-2

PRESENT USE: Single fam.
with store

CONSID: N.S.

BEST USE: Com.

ASSESSED VALUE: Land \$ 1,580.00
Imps. 1,600.00
\$ 3,180.00

TAXES: \$ 264.26

LAND: DIMENSION 21.25 x 137.5 = 2,922 s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70

2 st. single family dwelling, 9 rms., bsmt. and front ground level store. Store is vacant. Lot also contains rear 1 rm. cottage.

SUMMATION APPROACH:

Rounded to

Land	2,922 s.f. @ \$4.96±	\$ 14,500
Improvements	2,654 (sustaining val.)	\$1,200
Cottage	356 s.f. "	300
		<u>1,500</u>
		16,000

\$16,000

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A; 662-6
2,922 s.f. @ \$ 5.50

\$ 16,071

16,100

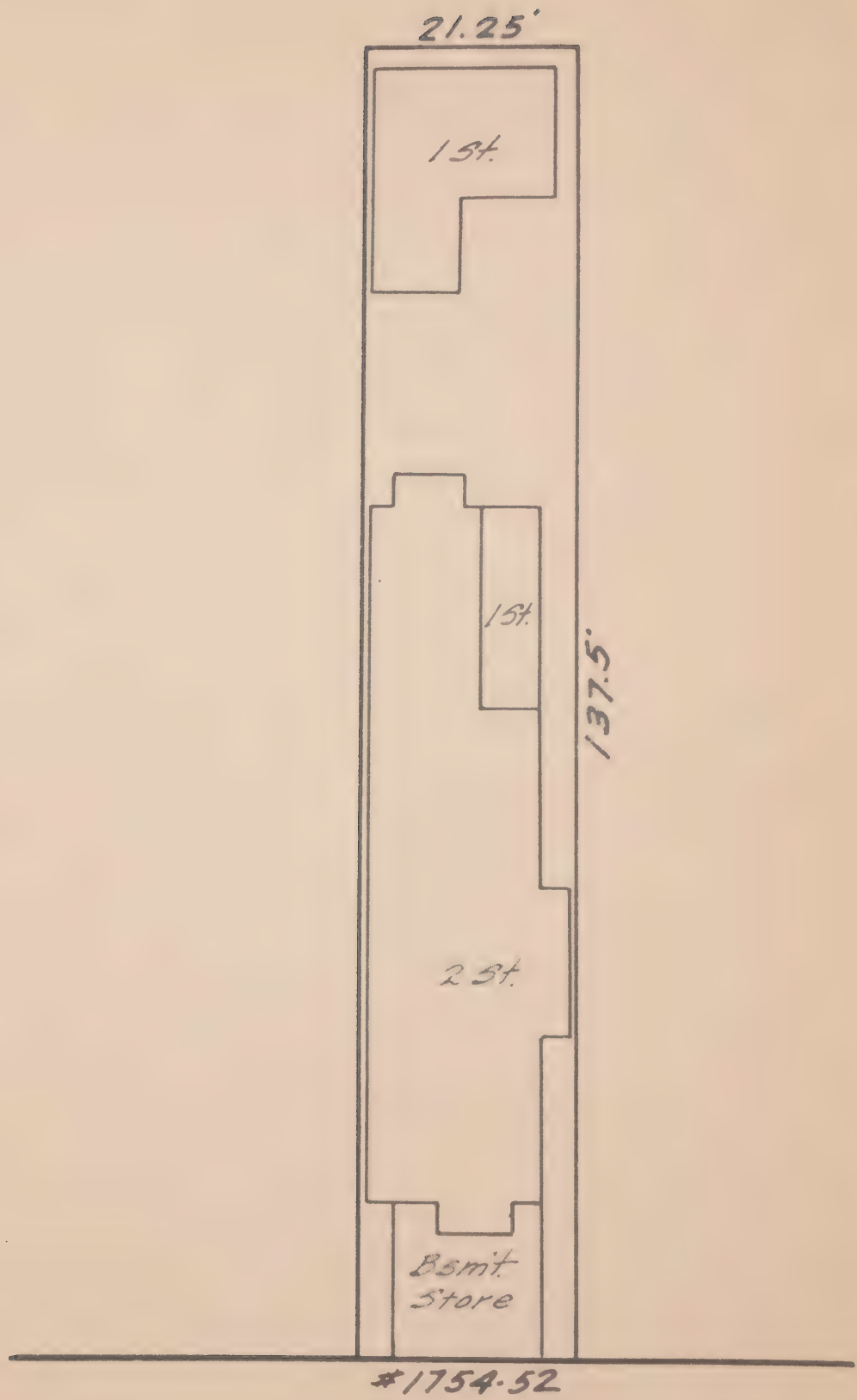
INCOME APPROACH:

Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 14,500
IMPROVEMENTS	<u>1,500</u>

MARKET VALUE OF PROPERTY \$ 16,000



O'FARRELL STREET



APPRAISAL

OWNER: Henry Freeman et ux
PROPERTY ADDRESS: 1756-58 O'Farrell

PARCEL NO. 707-11
DATE ACQ: 4-16-51

OWNER'S ADDRESS: 620 2nd Ave.

IRS: \$13.20

ZONING: C-2

PRESENT USE: Flats/Store

CONSID: N.S.

BEST USE: Com.

ASSESSED VALUE: Land \$ 1,580.00
Imps. 1,500.00
\$ 3,080.00

TAXES: \$ 177.00

LAND: DIMENSION 21.25 x 137.5 = 2,922 s.f.

IMPROVEMENTS: Condition See below Effective Age 70 ±
2 st. fr. str. with store, stg. bsmt., 6 rms. on 1st flr. and 5 rms. on 2nd flr. Str. has been completely gutted by fire. Interior is being converted into 2 flats. Store is being renovated. This appraisal does not include the remodeling cost.

SUMMATION APPROACH:

Rounded to

Land	2,922 s.f. @ \$4.96±	\$ 14,500	
Improvements	2,807 s.f. @ 1.00	2,807	
		<u>17,307</u>	\$17,300

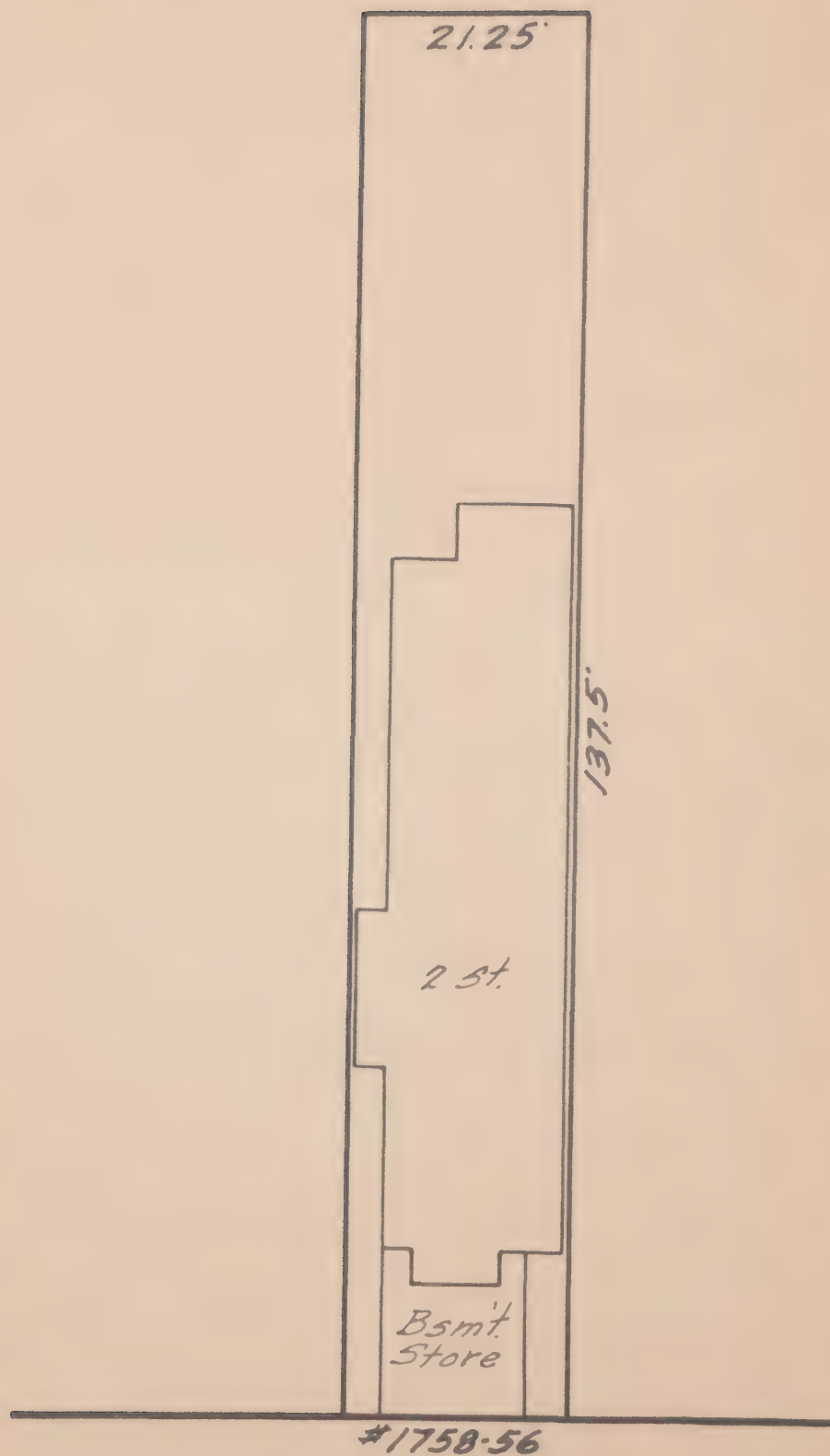
MARKET COMPARISON:

Sales Most Comparable	730-2		
	2,922 s.f. @ \$ 5.80	\$ 16,947	16,900

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 14,500
IMPROVEMENTS	<u>2,500</u>
MARKET VALUE OF PROPERTY	\$ 17,000



O'FARRELL STREET



APPRAISAL

18-6

OWNER: Valentina Merrithlew
PROPERTY ADDRESS: 1760-62 O'Farrell

PARCEL NO. 707-12
DATE ACQ: 7-2-53

OWNER'S ADDRESS: 1762 O'Farrell

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,580.00
 Imps. 2,000.00
 \$ 3,580.00

TAXES: \$ 237.50

LAND: DIMENSION 21.23 x 137.5± = 2,922 s.f.

IMPROVEMENTS: Condition Good Effective Age 50

2 st. fr. str., 1-9 rm. apt. on the 1st flr. and 2-3 rm. apts.
on the 2nd flr. Stg. bsmt. and garage.

SUMMATION APPROACH:

Rounded to

Land	2,922 s.f. @ \$4.96±	\$ 14,500	
Improvements	3,257 s.f. @ 3.25	10,585	
		<u>25,085</u>	\$25,100

MARKET COMPARISON:

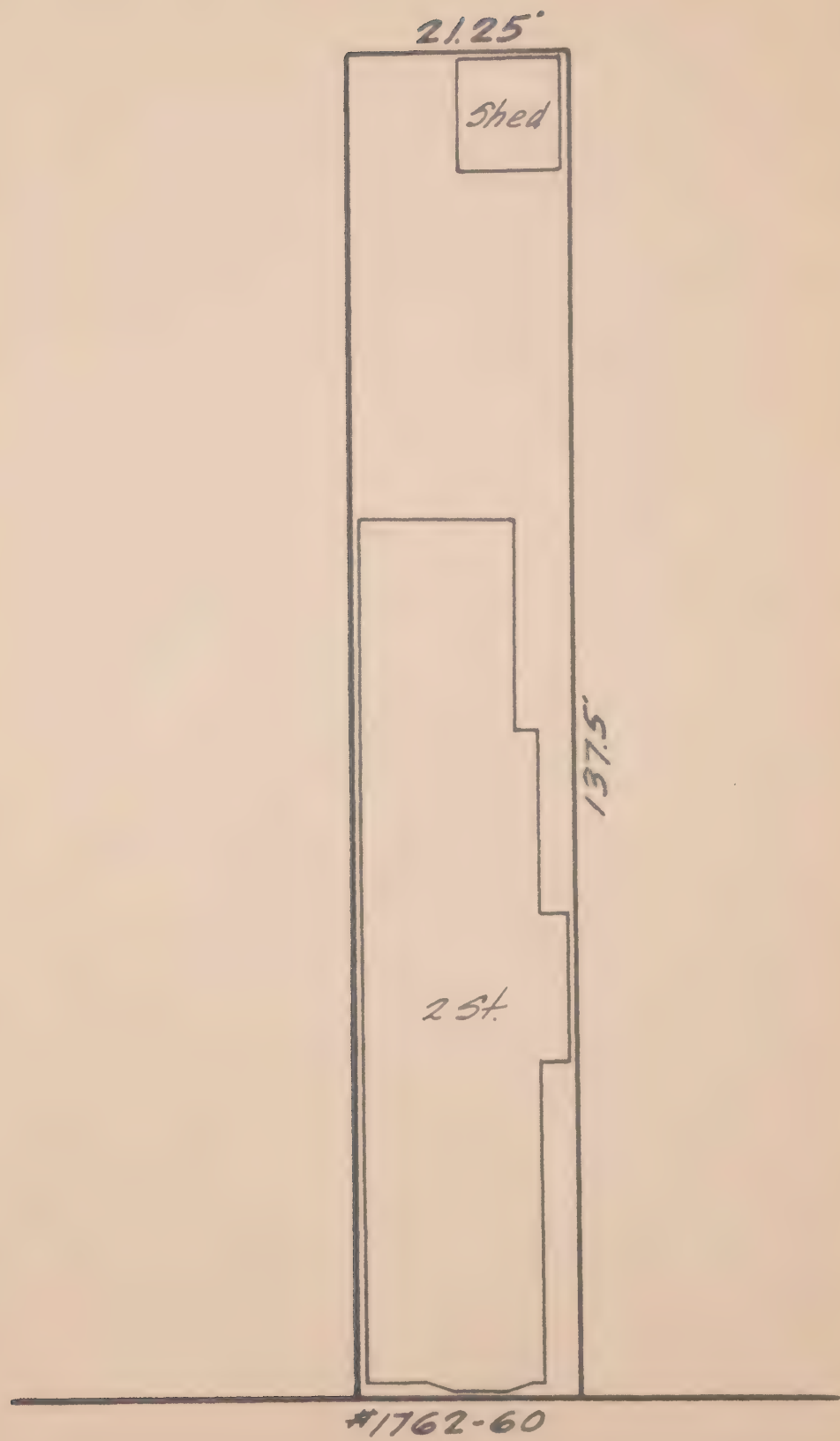
Sales Most Comparable 758-8; 779-11; 1126-29
2,922 s.f. @ \$ 8.40 \$ 24,544 24,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-9 rm.			125	
2-3 rm.	65		130	
Garage			10	
			<u>265</u> x 90 =	
			23,850	23,900

LAND	\$ 14,500
IMPROVEMENTS	<u>10,000</u>

MARKET VALUE OF PROPERTY \$ 24,500



O'FARRELL

STREET



APPRAISAL

18-8

OWNER: Norman Goldstein
PROPERTY ADDRESS: 1764-68 O'Farrell

PARCEL NO. 707-14
DATE ACQ: 9-8-61

OWNER'S ADDRESS: 150 Font Boulevard

IRS: \$24.75
CONSID: \$22,500
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,950.00
 Imps. 4,600.00
 \$ 6,550.00

TAXES: \$ 544.30

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70

3½ st. fr. str. with stg. bsmt. and 9 rms. ea. on 1st, 2nd and 3rd flrs. Attic rms. have no fire escape.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$5.00 \$ 16,500
Improvements 7,656 s.f. (sustaining value) 6,000

\$22,500

MARKET COMPARISON:

Sales Most Comparable 707-14

3,300 s.f. @ \$ 6.80

\$ 22,440

22,400

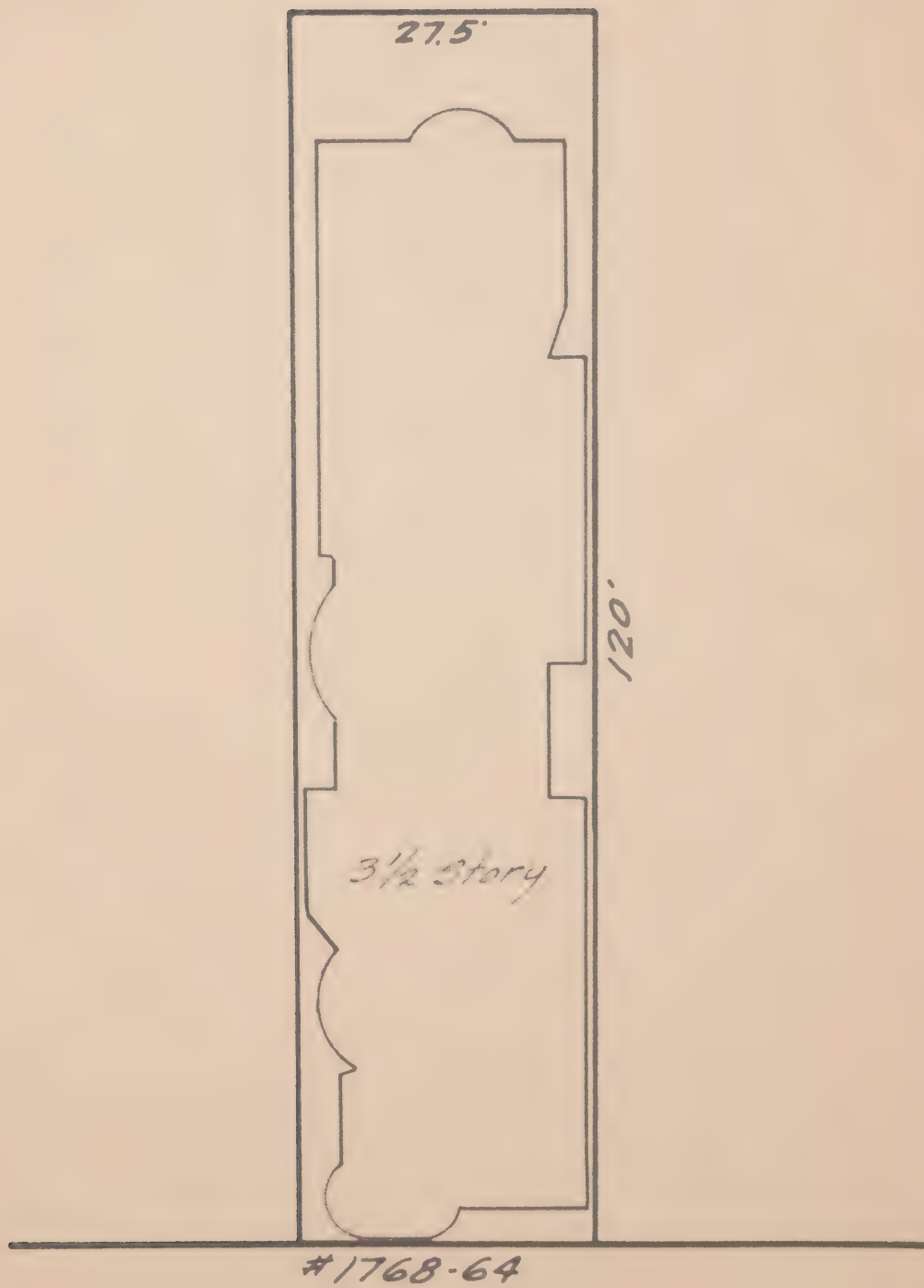
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
9 rms.	85		85	
9 rms.	100		100	
9 rms.	100		100	
			285 x 80	22,800

LAND
IMPROVEMENTS

\$ 16,500
6,000

MARKET VALUE OF PROPERTY \$ 22,500



O'FARRELL STREET



APPRAISAL

18-9

OWNER: Equities Develop. Corp.
PROPERTY ADDRESS: 1770-74 O'Farrell

PARCEL NO. 707-14A
DATE ACQ: 3-28-61

OWNER'S ADDRESS: Unknown

IRS: \$23.00
CONSID: \$21,000
BEST USE: Com.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,930.00
Imps. 3,400.00
\$ 5,330.00

TAXES: \$ 442.92

LAND: DIMENSION 27.27 x 120 = 3,272 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

3½ st. fr. str. with stg. bsmt., 8 rms. ea. on 1st and 2nd flrs,
and 9 rms. on 3rd flr. Attic rms. have no fire escape.

SUMMATION APPROACH:

Rounded to

Land	3,272 s.f. @ \$5.04±	\$ 16,500	
Improvements	6,384 (sustaining value)	5,000	
		<u>21,500</u>	\$21,500

MARKET COMPARISON:

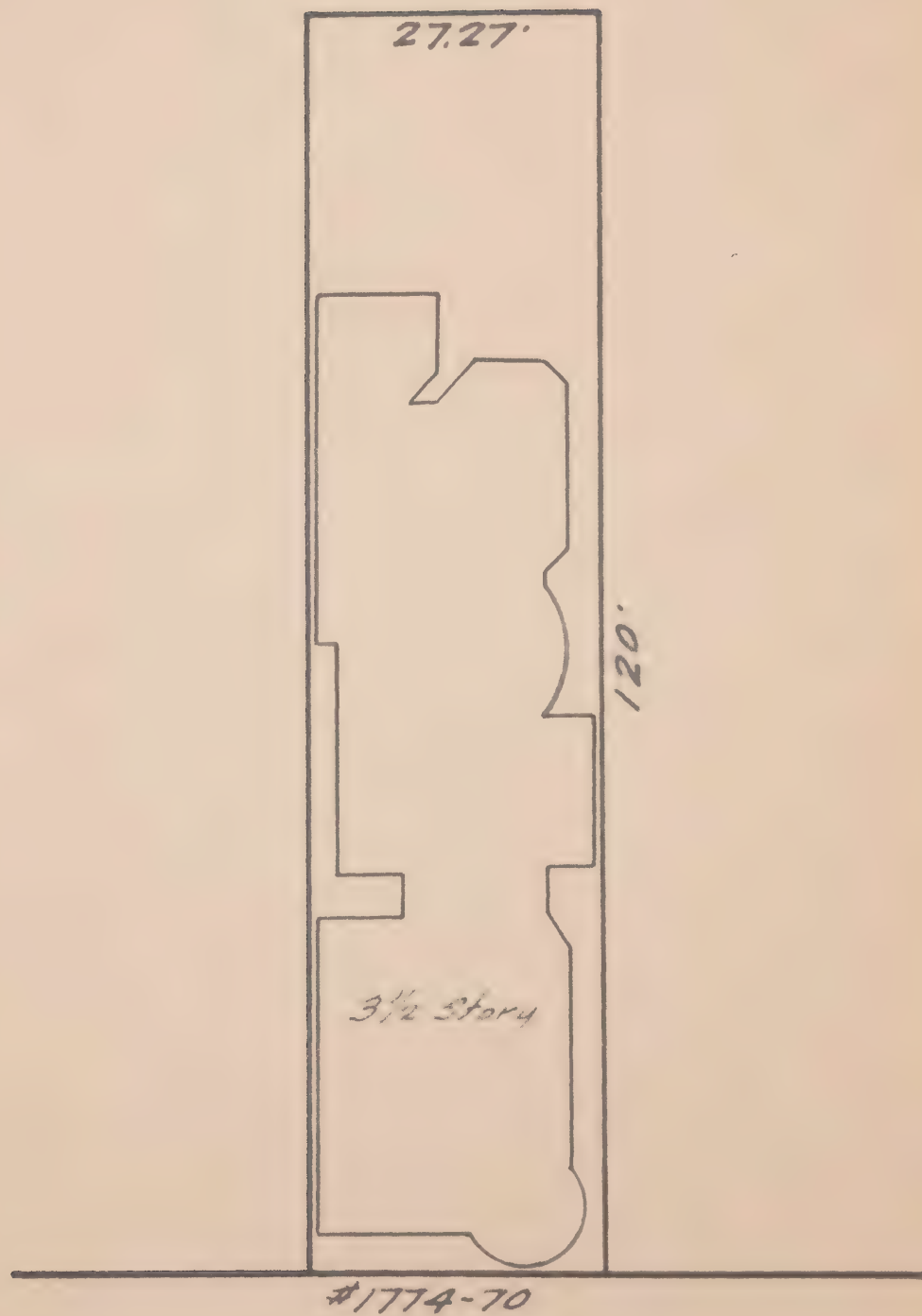
Sales Most Comparable	707-14; 707-14A		
	3,272 s.f. @ \$ 6.60	\$ 21,595	21,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
8 rms.	Vacant		85	
8 rms.	not avail.		85	
9 rms.	100		85	
			<u>255</u> x 80	20,400

LAND	\$ 16,500
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 21,500



O'FARRELL STREET



APPRAISAL

18-10

OWNER: Myrtle H. A. Green
PROPERTY ADDRESS: 1776-80 O'Farrell

PARCEL NO. 707-15
DATE ACQ: Prior 1947

OWNER'S ADDRESS: 254 Bridgeview Dr.

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,950.00
Imps. 4,550.00
\$ 6,500.00

TAXES: \$ 540.16

LAND: DIMENSION 27.5 x 120 = 3,300 s.f.

IMPROVEMENTS: Condition See below Effective Age 60 ±

3 st. fr. bldg. used as apts. There are 3 doors and the exterior is similar to Parcel 707-15A. Entry was refused and tenants instructed to refuse all information.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$5.00	\$ 16,500	
Improvements	6,255 s.f. @ 1.00	6,255	
		<u>22,755</u>	\$22,800

MARKET COMPARISON:

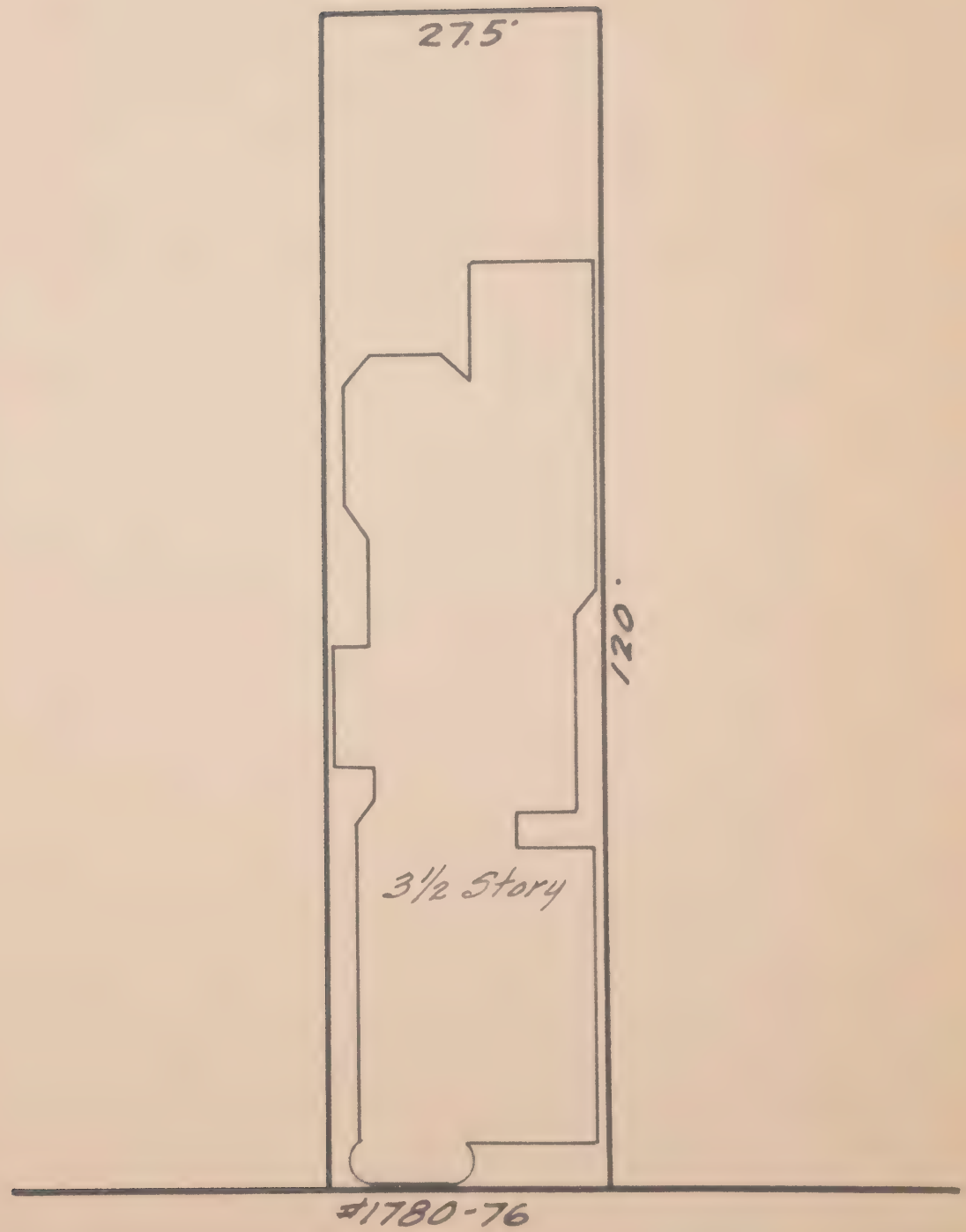
Sales Most Comparable	707-4; 707-14A		
3,300	s.f. @ \$ 6.60	\$ 21,780	21,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 flats	refused	85	255 x 85 = 21,675	21,700

LAND	\$ 16,500
IMPROVEMENTS	5,500
	<u>22,000</u>

MARKET VALUE OF PROPERTY \$ 22,000



O'FARRELL STREET



APPRAISAL

18-11

OWNER: Horace Benjamin
PROPERTY ADDRESS: 1782-86 O'Farrell

PARCEL NO. 707-15A
DATE ACQ: 8-16-45

OWNER'S ADDRESS: 1942 Ellis St.

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,950.00
Imps. 3,200.00
\$ 5,150.00

TAXES: \$ 427.96

LAND: DIMENSION 27.5 x 120 = 3,300

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with attic & stg. bsmt. and 6 rms. ea. on
1st, 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$5.00	\$ 16,500
Improvements	6,060 @ \$1.00	6,060
		<u>22,560</u>

\$22,600

MARKET COMPARISON:

Sales Most Comparable 707-14; 707-14A
3,300 s.f. @ \$ 6.50

\$ 21,450

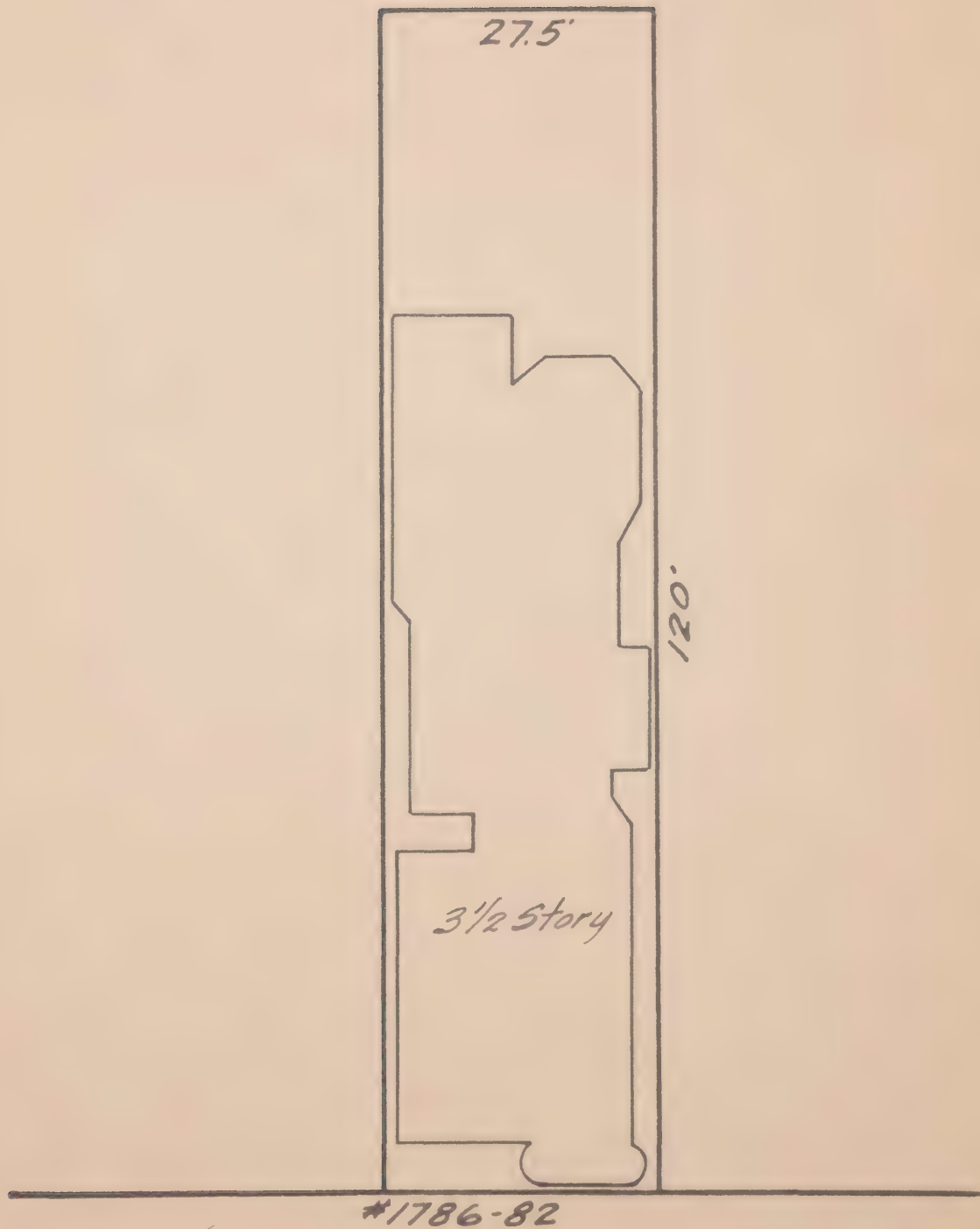
21,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	90		80	
6 rms.	120		80	
6 rms.	90		80	
			<u>240</u> x 85	20,400

LAND	\$ 16,500
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 21,500



O'FARRELL STREET



APPRAISAL

18-12

OWNER: Jean Wilson
PROPERTY ADDRESS: 1788-90 O'Farrell

PARCEL NO. 707-15B
DATE ACQ: 8-23-51

OWNER'S ADDRESS: 1500 Steiner

IRS: None
CONSID: *
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,690.00
Impe. 3,500.00
\$ 6,190.00

TAXES: \$ 514.38

LAND: DIMENSION 27.5 x 120 = 3,300

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3 st. fr. str. with attic and stg. bsmt. Ea. flr. has 9 rms.
Owner refused to permit inspection of 3rd flr. which has been
vacant for 2 yrs.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$5.45+	\$ 18,000	
Improvements	8,005 s.f. @ 1.00	8,005	
		<u>26,005</u>	\$26,000

MARKET COMPARISON:

Sales Most Comparable	779-11		
3,300 s.f. @ \$ 7.50		\$ 24,750	24,800

INCOME APPROACH:

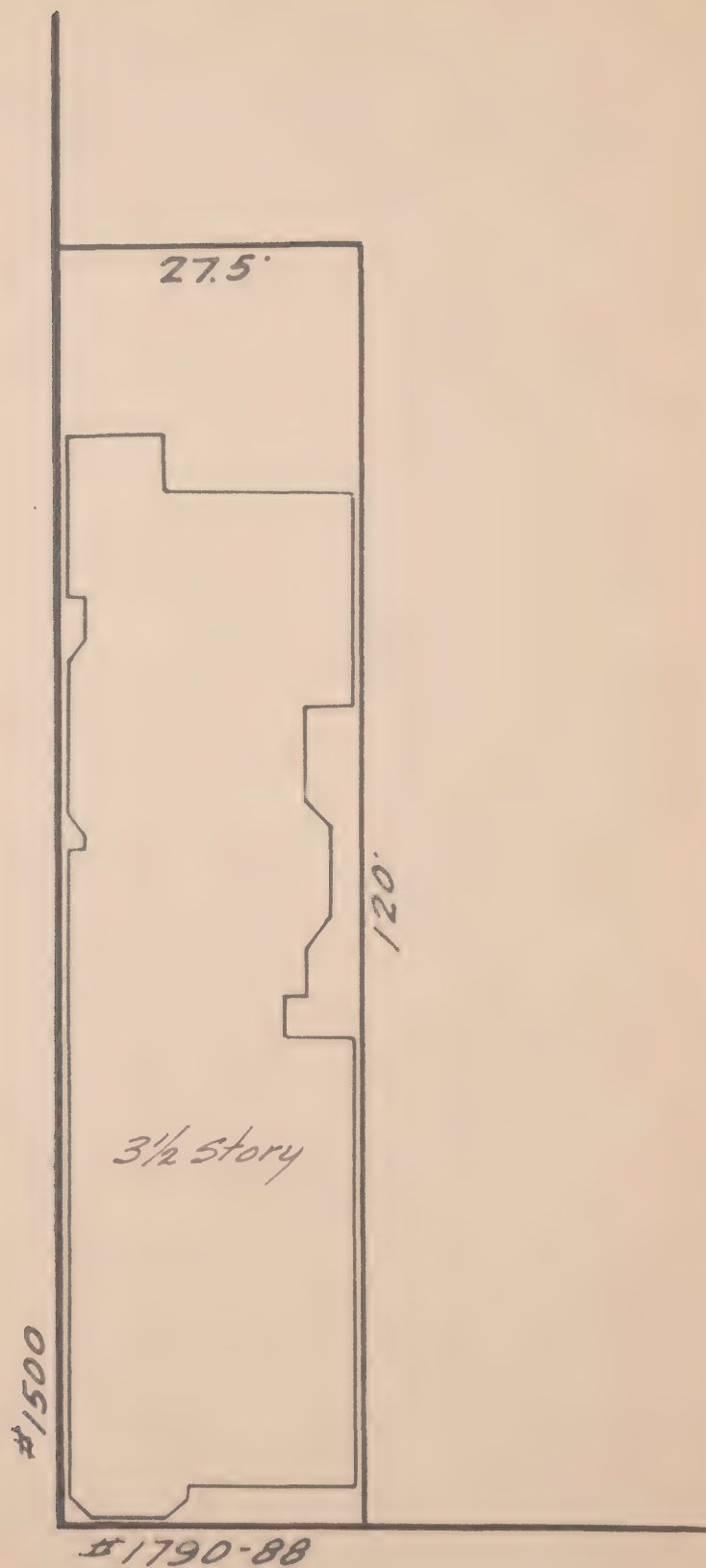
Units	Actual	Fair	Total Monthly
	\$	\$	\$
9 rms.	Owner		110
9 rms.	125		110
9 rms.	Vacant		100
			<u>320</u> x 80
			25,600

*Now listed for \$35,000.

LAND	\$ 18,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 25,000

STEINER STREET



O'FARRELL STREET

BLOCK 708

BLOCK 708

	NAME	LAND	IMPS	TOTAL
-2	Elizabeth M. Donnelly et al	\$ 28,500	\$ 6,000	\$ 34,500
-3	Ellen Stanford	9,500	4,000	13,500
-4,-5	Gladys B. Stallard	35,500	5,000	40,500
-6	John Henderson et ux	8,500	4,000	12,500
-7,-8	Greek Apostolic Church of S.F.	52,500	57,000	109,500
-9	Bok Jew Young et al	30,000	12,000	42,000
-10	Margaret Burks et vir	19,000	14,000	33,000
-11	Simon D. Anixter	34,500	26,000	60,500
-11A	Wm Moskovitz et al	17,500	37,000	55,000
-12	Jeannette Gravitch	<u>23,500</u>	<u>20,500</u>	<u>44,000</u>
		\$259,000	\$186,000	\$445,000



APPRAISAL

19-10

OWNER: Gladys B. Stallard
 PROPERTY ADDRESS: 1401-11 Webster (4)
 1610-14 O'Farrell (5)
 OWNER'S ADDRESS: 3717 Randolph, Oakland

PARCEL NO. 708-4, -5
 DATE ACQ: Rec. 3-22-43

ZONING: R-3

PRESENT USE: Multiple Res. and Stores

IRS: -
 CONSID: N.S.
 BEST USE: Apt. Bldg. (new)

ASSESSED VALUE: Land \$ 7,200.00
 Imps. 5,450.00
 \$ 12,650.00

TAXES: \$ 1,051.22

LAND: DIMENSION 87.5 x 62.5 (4)
 27.5 x 87.5 (5) = 7,875 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60
 (4) A 3 st. fr., 4 apt. (1-3's, 1-4's, 1-2's, 1-7's) and 1 store bldg.
 (5) A 2 st. fr. conv. 2 flat bldg. (1-5's, 1-6's) with a vacant store below.

SUMMATION APPROACH:

Rounded to

Land 7,875 s.f. @ \$4.51± \$ 35,500
 Improvements
 (4) 5,823 s.f. (sustaining use) \$2,500
 (5) 5,504 s.f. (sustaining use) 2,500
 5,000

\$40,500

MARKET COMPARISON:

Sales Most Comparable 1101-22; 771-1
 7,875 s.f. @ \$ 5.00

\$ 39,375

39,400

INCOME APPROACH:

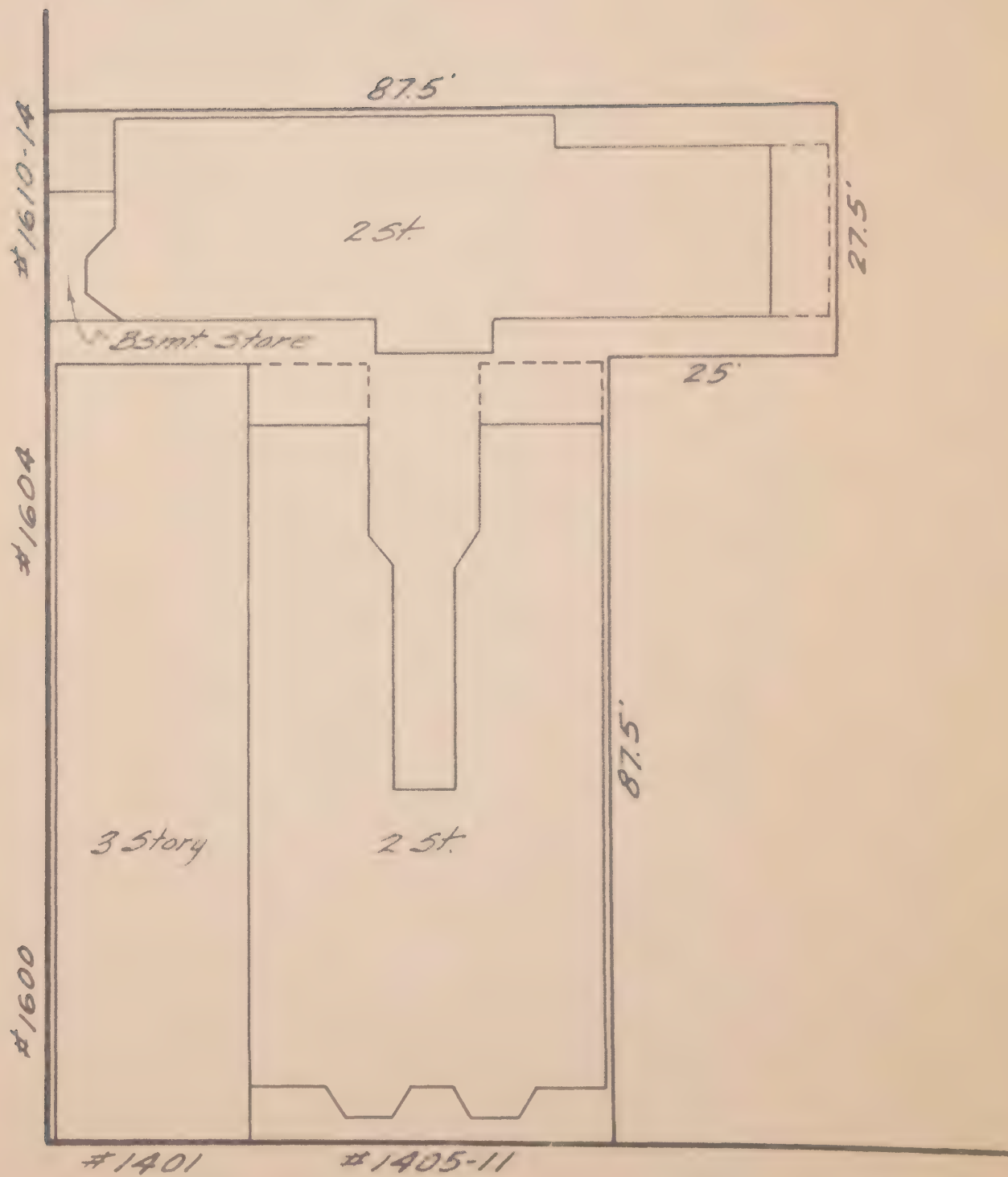
Not applicable
 (not the highest & best use)

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(4) store	Vacant		
1-3	35		
1-4	50		
1-2	40		
1-7	not disclosed		
(5) 1-5	95		
1-4	vacant		

LAND \$ 35,500
 IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 40,500

O'FARRELL STREET



WEBSTER STREET



APPRAISAL

OWNER: John Henderson et ux
PROPERTY ADDRESS: 1616 O'Farrell

PARCEL NO. 708-6
DATE ACQ: 9-27-55

OWNER'S ADDRESS: 1616 O'Farrell

IRS: No
CONSID: N.S.
BEST USE: C-2

ZONING: C-2 PRESENT USE: House

ASSESSED VALUE: Land \$ 1,430.00
Imps. 900.00
\$ 2,330.00

TAXES: \$ 193.62

LAND: DIMENSION 22.74 x 87.5± = 1,990 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

A 2 st. fr., 7 rm. hse. with bsmt. gar. and bootblack stand.

SUMMATION APPROACH:

Rounded to

Land	1,990 s.f. @ \$4.27±	\$ 8,500	
Improvements	1,830 s.f. @ 2.20	4,026	
		<u>12,526</u>	\$12,500

MARKET COMPARISON:

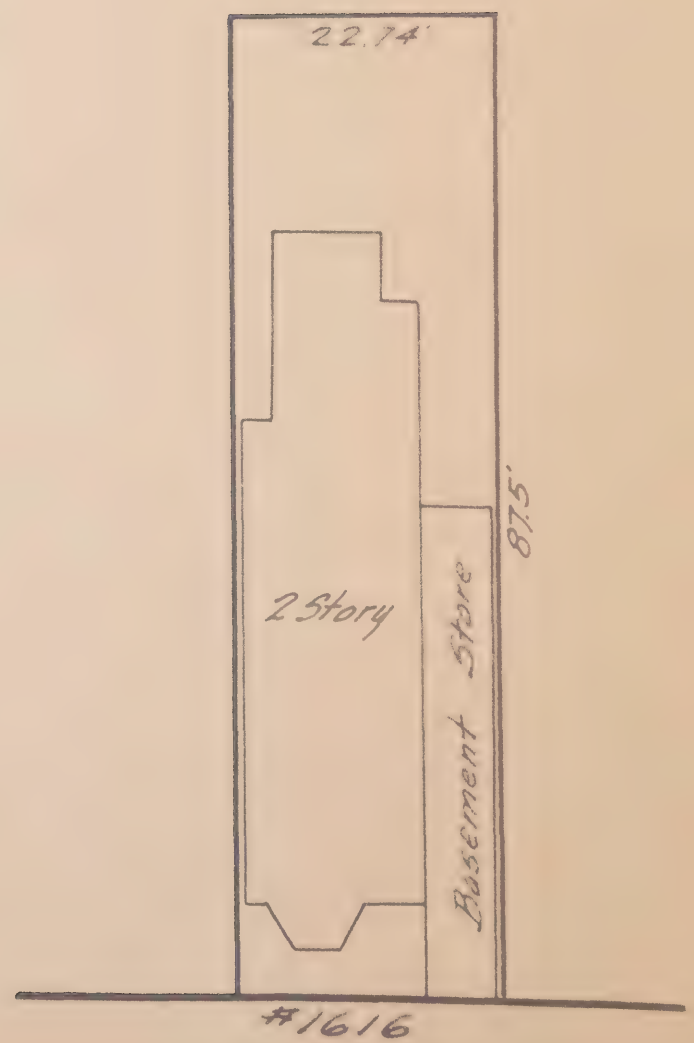
Sales Most Comparable	677-36; 686-6		
	1,990 s.f. @ \$ 6.00	\$ 11,940	11,900

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 8,500
IMPROVEMENTS	<u>4,000</u>

MARKET VALUE OF PROPERTY \$ 12,500



O'FARRELL STREET



APPRAISAL

19-2

OWNER: Greek Apostolic Church of S.F.
 PROPERTY ADDRESS: 1630-46 O'Farrell (7)
 1652-56 O'Farrell (8)
 OWNER'S ADDRESS: 1640 O'Farrell

PARCEL NO. 708-7.-8
 DATE ACQ: Not avail.
 around 1943

IRS:

ZONING: C-2 PRESENT USE: Church

CONSID: BEST USE: Church

ASSESSED VALUE: Land \$ 6,480.00
 Imps. 15,900.00
 \$ 22,380.00

TAXES: \$ 310.80

LAND: DIMENSION 87.5 x 137.5 = 12,031 s.f.

IMPROVEMENTS: Condition Good Effective Age 50

See attached sheet for improvement description.

SUMMATION APPROACH:

Rounded to

Land	12,031 s.f. @ \$4.36±	\$ 52,500	
Improvements			
(7) 12,880 s.f. @ \$4.00	\$51,520		
(8) 2,866 s.f. @ 2.00	<u>5,732</u>		
		<u>57,252</u>	
		109,752	\$109,800

MARKET COMPARISON: Not applicable
 Sales Most Comparable

s.f. @ \$ \$

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

REMARKS: The church itself has been listed for sale from time to time. In February 1961, it was listed for \$91,000.

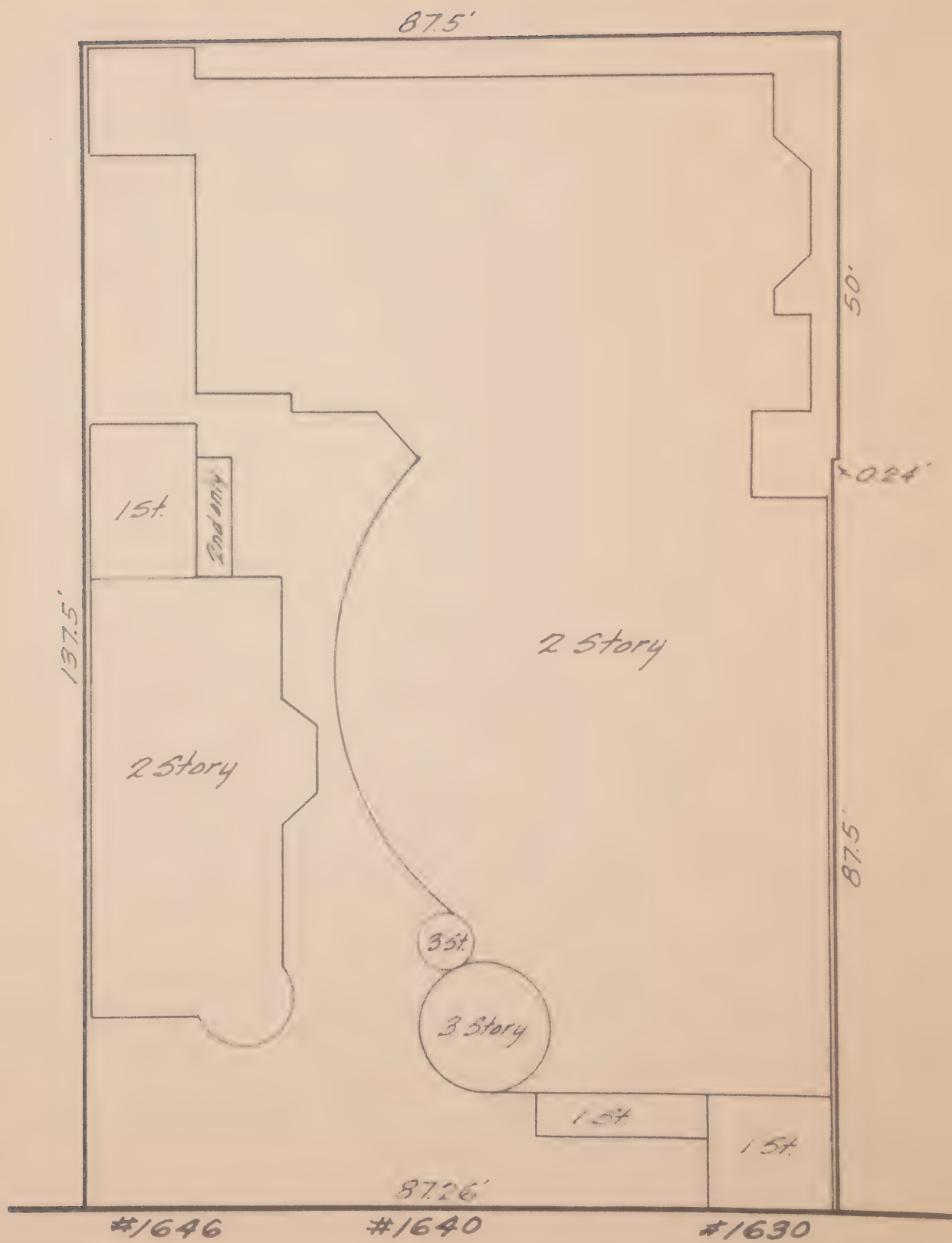
LAND	\$ 52,500
IMPROVEMENTS	<u>57,000</u>

MARKET VALUE OF PROPERTY \$ 109,500

PARCEL NO: 708-7,-8

IMPROVEMENTS:

- Parcel 7 - A one-story church bldg. with a circular mezzanine, overlooking the main assembly rm. The assembly room contains pews sufficient to seat 600 people, an altar, an organ, and a skylight. The main flr. also has a dining room and a kitchen at the rear, and two restrooms. The office is finished in wood paneling. One room is rented out. In the basement, there is one meeting room with plastered walls and ceiling and wood flooring. Forced air heating.
- Parcel 8 - A 2-st., fr., stucco, 7 rm. parish house rented to church members.





APPRAISAL

19-3

OWNER: Bok Jew Young, et al
PROPERTY ADDRESS: 1652-62 O'Farrell

PARCEL NO. 708-9
DATE ACQ: 8-25-55

OWNER'S ADDRESS: 1658 O'Farrell

IRS: \$23.65
CONSID: N.S.
BEST USE: Present

ZONING: C-2

PRESENT USE: 4 flats
3 stores

ASSESSED VALUE: Land \$ 3,710.00
Imps. 4,000.00
\$ 7,710.00

TAXES: \$ 640.70

LAND: DIMENSION 50 x 137.5 = 6,875

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

A 2 st. fr. 4-7 rm. flats, with 3 bsmt. stores and stg. area.
(2 bldg. divided by a party wall)

SUMMATION APPROACH:

Rounded to

Land	6,875 s.f. @ \$4.36+	\$ 30,000
Improvements	8,660 s.f. @ 1.50	12,990
		<u>42,990</u>

\$43,000

MARKET COMPARISON:

Sales Most Comparable 678-8; 684-12
6,875 s.f. @ \$ 6.00

\$ 41,250

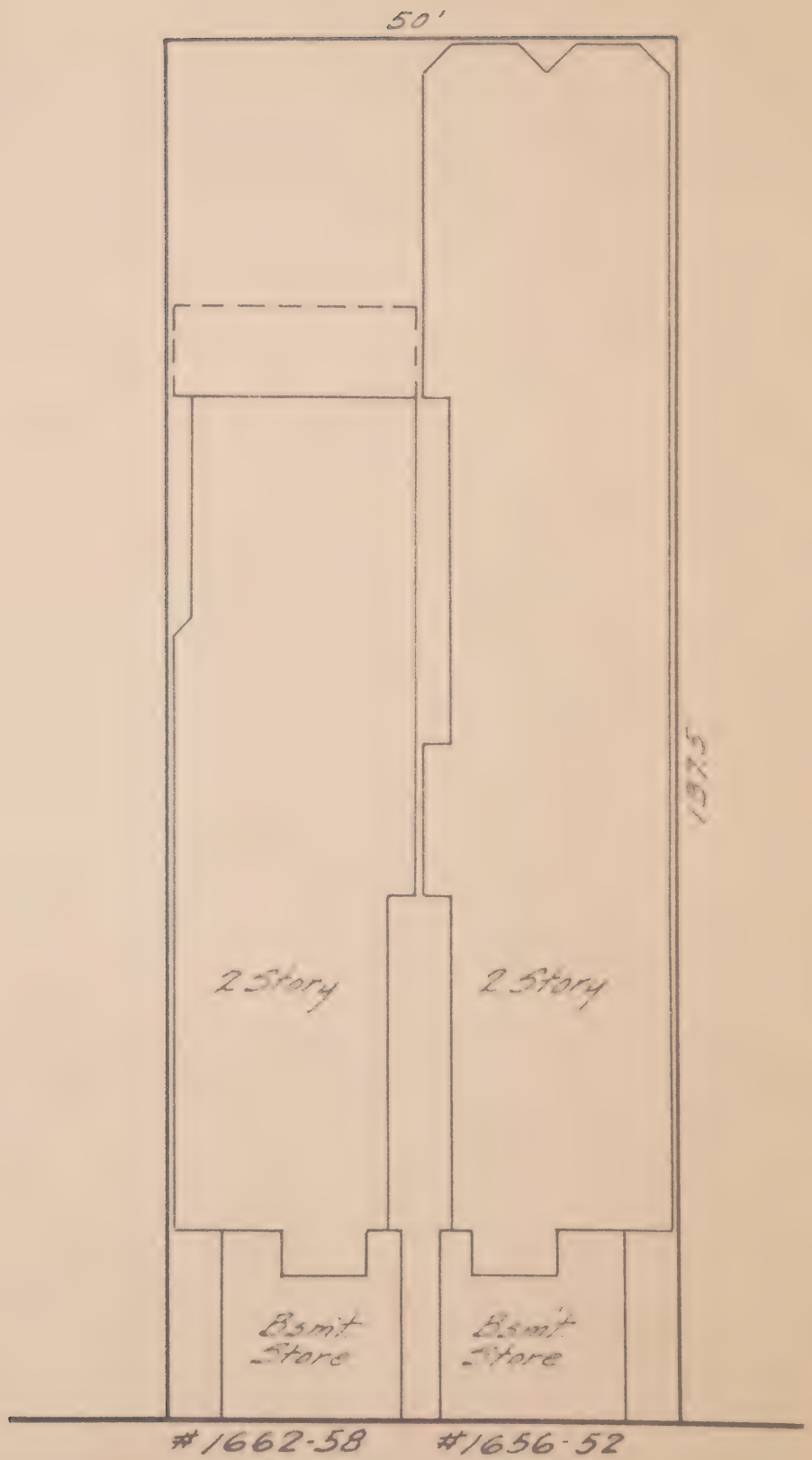
41,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Stores #1 Vacant			50
Rt. #2 40			50
to #3 Owner			70
Lt.			
Flats 2-7 60		120	150
1-7 Owner		60	75
1-7 50		60	75
			<u>470</u> x 85 =
			39,950
			40,000

LAND	\$ 30,000
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 42,000



O'FARRELL STREET



APPRAISAL

19-4

OWNER: Margaret Burks et vir
PROPERTY ADDRESS: 1664-70 O'Farrell

PARCEL NO. 708-10
DATE ACQ: 8-12-57

OWNER'S ADDRESS: 19 Casa Way

IRS: No
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 2,230.00
Imps. 3,250.00
\$ 5,480.00

TAXES: \$ 455.38

LAND: DIMENSION 30 x 137.5 = 4,125

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40

A 3 st. fr. stucco 3-7 rm. flat bldg. Much renovation and fair maintenance.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.60+	\$ 19,000	
Improvements	8,202 s.f. @ 1.75	14,354	
		<u>33,354</u>	\$33,400

MARKET COMPARISON:

Sales Most Comparable 738-12; 748-28; 672-12

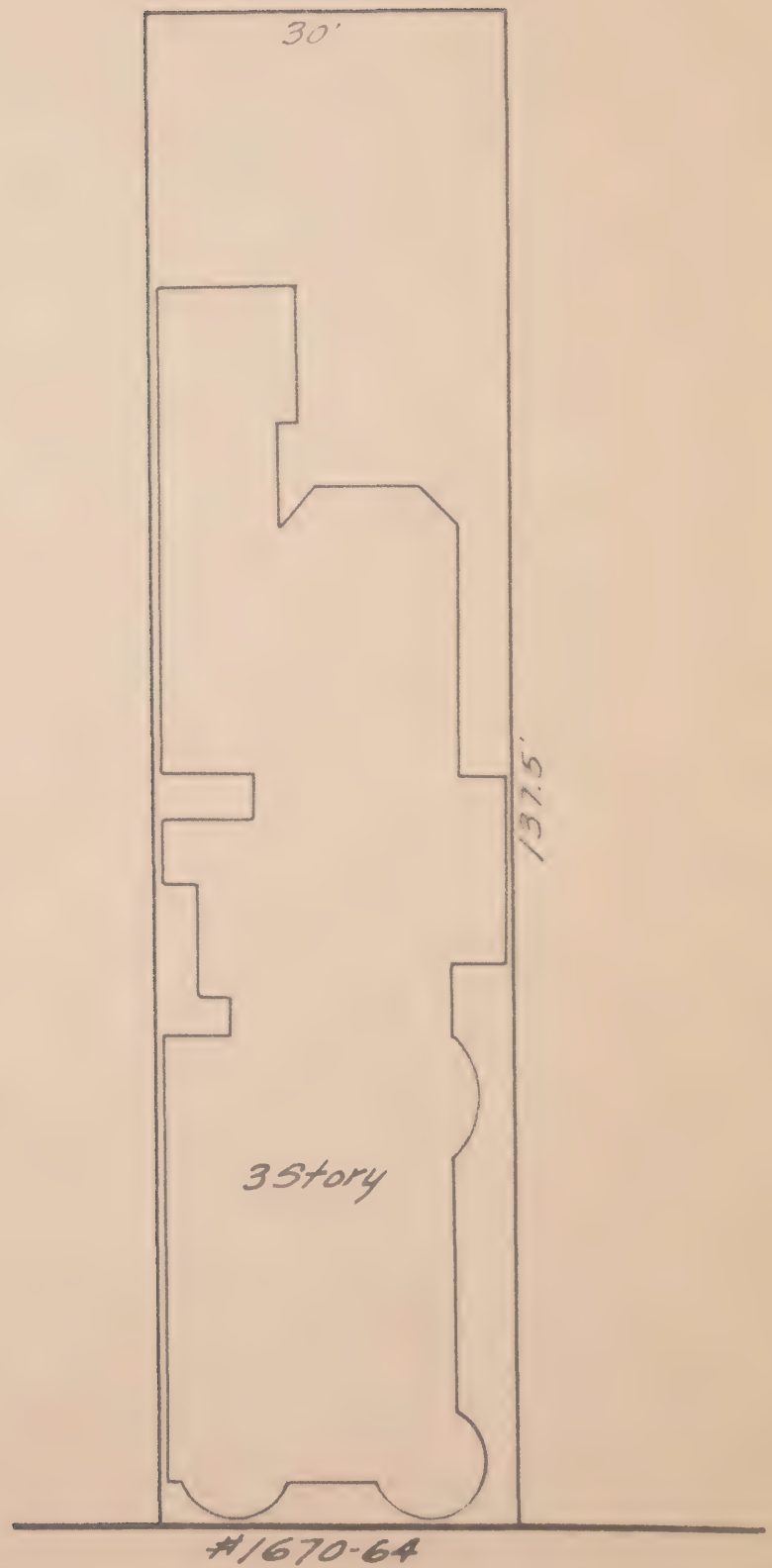
4,125 s.f. @ \$ 7.25	\$ 29,906	29,900
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-7	80		100	
1-7	80		100	
1-7	75		100	
			<u>300</u> x 100	30,000

LAND	\$ 19,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 33,000



O'FARRELL STREET



APPRAISAL

OWNER: Simon D. Anixter
PROPERTY ADDRESS: 1500-06 Fillmore

PARCEL NO. 708-11
DATE ACQ: 6-30-55

OWNER'S ADDRESS: Russ Bldg. - 1809

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2

PRESENT USE: 8 stores

ASSESSED VALUE: Land \$ 18,625.00
Imps. 13,850.00
\$ 32,475.00

TAXES: \$ 2,698.68

LAND: DIMENSION 44.42 x 107.5 = 4,775 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 20

A 1 st. fr. stucco 8 store bldg.

SUMMATION APPROACH:

Rounded to

Land	4,775 s.f. @ \$7.23+	\$ 34,500
Improvements	4,775 s.f. @ 5.50	26,263
		<u>60,763</u>

\$60,800

MARKET COMPARISON:

Sales Most Comparable No good comps. (see 731-3)
4,775 s.f. @ \$ 12.50 \$ 59,688

59,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1672 O'Farrell	60		60
1674 "	75		60
1676 "	70		60
1686 "	Vacant		60
1500 Fillmore	275		275
1506 "	125		125
1510 "	165		125
Bootblack	10		10
			<u>775 x 80</u>
			62,000

REMARKS: Lessees include Frank Hunt, 1510 Fillmore, \$165/mo., 9-1-60 - 8-31-63 and J. L. Estrada, 1500 Fillmore, \$275/mo. 3-15-61 - 3-14-63.

LAND	\$ 34,500
IMPROVEMENTS	26,000
	<u>60,500</u>

MARKET VALUE OF PROPERTY \$ 60,500



O'FARRELL STREET

FILLMORE STREET



APPRAISAL

19-7

OWNER: Wm. Moskovitz et al
PROPERTY ADDRESS: 1512 Fillmore

PARCEL NO. 708-11A
DATE ACQ: 1-26-60

OWNER'S ADDRESS: 5030 Geary Blvd.

IRS: No

ZONING: C-2

PRESENT USE: Offices/Store

CONSID: Not a sale

BEST USE: Present

ASSESSED VALUE: Land \$ 8,090.00
Imps. 7,500.00
\$ 15,590.00

TAXES: \$ 1,295.52

LAND: DIMENSION 25.08 x 107.5± = 2,696 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

A 3 st. reinforced bldg. 2 stories of vacant office space above and a store below with mezzanine.

SUMMATION APPROACH:

Rounded to

Land	2,696 s.f. @ \$6.49±	\$ 17,500	
Improvements	7,500 s.f. @ 5.00	37,500	
		<u>55,000</u>	\$55,000

MARKET COMPARISON:

Sales Most Comparable

2,696	s.f. @ \$ 20.50	\$ 55,268	55,300
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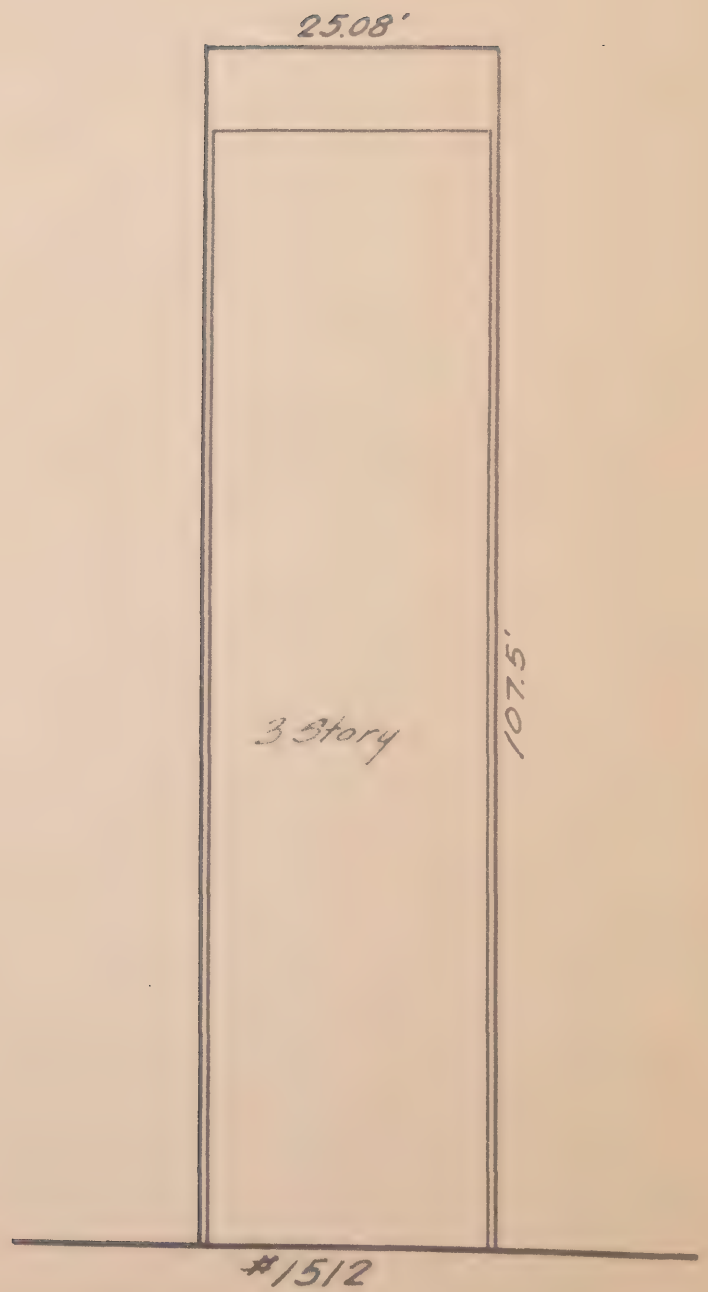
INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
Store	375		375	
2nd	Vacant		150	
3rd	Vacant		150	
			<u>675</u> x 80	54,000

REMARKS: Store leased to Hall Lee, 6½ yrs. to run as of 3-22-62.

LAND	\$ 17,500
IMPROVEMENTS	<u>37,500</u>

MARKET VALUE OF PROPERTY \$ 55,000



FILLMORE STREET



APPRAISAL

19-6

OWNER: Jeannette Gravitch
PROPERTY ADDRESS: 1520-22 Fillmore

PARCEL NO. 708-12
DATE ACQ: Rec. 1-17-52

OWNER'S ADDRESS: 1350 32nd Avenue

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2

PRESENT USE: 2 stores

ASSESSED VALUE: Land \$ 10,965.00
Impe. 5,300.00
\$ 16,265.00

TAXES: \$ 1,351.62

LAND: DIMENSION 34 x 107.5 = 3,655

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 20 ±

A 1 st. reinforced conc. 2 store bldg. w/ mezzanine on 3 sides.
Fixtures include walk-in box 8x6x9 and vegetable cooler 12' long.

SUMMATION APPROACH:

Rounded to

Land	3,655 s.f. @ \$6.42+	\$ 23,500
Improvements	3,400 s.f. @ 6.00	20,400
		<u>43,900</u>

\$43,900

MARKET COMPARISON:

Sales Most Comparable	684-22		
	3,655 s.f. @ \$ 12.00	\$ 43,860	43,900

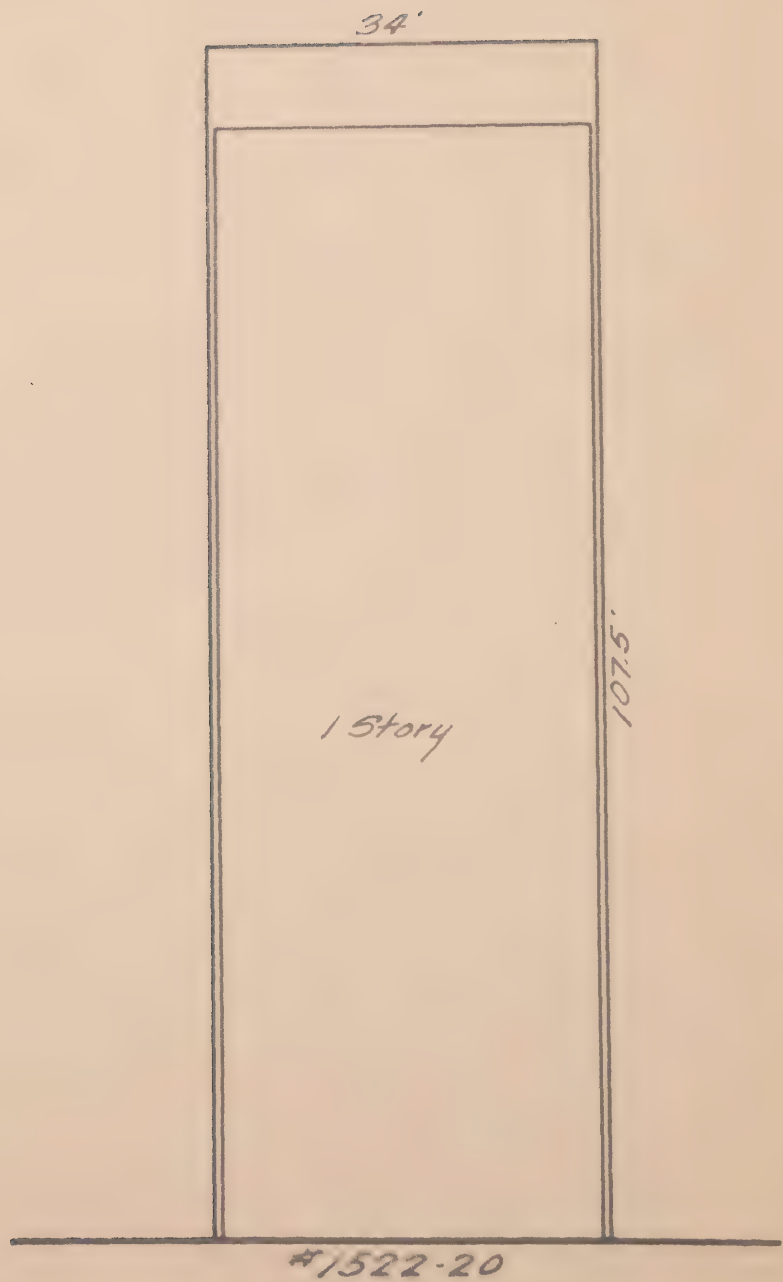
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Grocery	270		270	
Daylite Mkt.	285		285	
			<u>555</u> x 80	44,400

LEASE: Daylite Lease 11-1-59 - 11-1-64
Grocery lease 7-20-59 - 7-20-64

LAND	\$ 23,500
IMPROVEMENTS	20,500
	<u>44,000</u>

MARKET VALUE OF PROPERTY \$ 44,000



FILLMORE STREET

BLOCK 714

BLOCK 714

	NAME	LAND	IMPS	TOTAL
-1	Helen R. Paganucci et al	\$103,000	\$22,000	\$125,000
-2	Mervyn J. Goodman et al	75,000	750	75,750
-3	Marguerite M. Allibert et al	160,000	5,000	165,000
-6	Thomas E. Pierce	48,000	1,000	49,000
-7	Rose K. Joe	40,000	5,000	45,000
-8	Thomas E. Pierce	45,000	500	45,500
-9, -90	Gerta Abeles	45,000	500	45,500
-10	Robert M. Hecker	45,000	500	45,500
-11	Mervyn J. Goodman et al	<u>130,000</u>	<u>60,000</u>	<u>190,000</u>
		\$691,000	\$95,250	\$786,250



APPRAISAL

OWNER: Helen R. Paganucci et al
PROPERTY ADDRESS: 1023 Van Ness

PARCEL NO. 714-1
DATE ACQ: 5-26-60

OWNER'S ADDRESS: Unknown

IRS: No

ZONING: C-3

PRESENT USE: Cafe & Barber Shop

CONSID: \$112,500 Ind.
BEST USE: Same

ASSESSED VALUE: Land \$ 13,800.00
Imps. 4,000.00
\$ 17,800.00

TAXES: \$ 1,479.18

LAND: DIMENSION 30 x 137.25 = 4,118

s.f.

IMPROVEMENTS: Condition Good

Effective Age 50

1 st. fr. str. with mezz. & part bsmt. Bar & cafe equipment includes 40' front and back bar, walk-in refrigerator, sink and dishwasher. Recent sale indicates \$112,500 not including equipment. Purchase was by Lessee.

SUMMATION APPROACH:

Rounded to

Land	4,118 s.f. @ \$25.01±	\$ 103,000	
Improvements	3,765 s.f. @ 3.00	\$11,295	
Rest. & bar equipment		11,000	
		22,295	
		125,295	\$125,300

MARKET COMPARISON:

Sales Most Comparable 690-4,-6; 738-3
4,118 s.f. @ \$ 30.50

\$ 125,599 125,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Stores	Owner		1,000 x 120	120,000

LAND \$ 103,000
IMPROVEMENTS incl. 22,000
equip.
MARKET VALUE OF PROPERTY \$ 125,000





APPRAISAL

OWNER: Marguerite M. Allibert et al
PROPERTY ADDRESS: 1015 Van Ness Avenue

PARCEL NO. 714-3
DATE ACQ: 7-15-55

OWNER'S ADDRESS: 2595 Washington

IRS: \$74.80

ZONING: C-3

PRESENT USE: Used car lot

CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 22,000
Imps. 2,500
\$ 24,500

TAXES: \$ 2,035.96

LAND: DIMENSION 60 x 137.25 = 8,235

s.f.

IMPROVEMENTS: Condition Good

Effective Age 5

1 st. conc. block sales office. 1 sign and black top.

SUMMATION APPROACH:

Rounded to

Land 8,235 s.f. @ \$19.43± \$ 160,000
Improvements 5,000

\$165,000

MARKET COMPARISON:

Sales Most Comparable 690-4, -6; 738-3; 738-16
8,235 s.f. @ \$ 20.00

\$ 164,700

164,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Car lot)	1,000			
Taxes)	40		1,040	
Sign	150		150	
			1190 x 140	166,600

Lessee pays taxes in excess of \$1,600.

LAND \$ 160,000
IMPROVEMENTS 5,000
MARKET VALUE OF PROPERTY \$ 165,000

MYRTLE STREET



#1015

VAN NESS AVENUE



APPRAISAL

20-7

OWNER: Thomas E. Pierce
 PROPERTY ADDRESS: Lot bounded by Geary,
 Franklin & Myrtle Streets
 OWNER'S ADDRESS: 454 Montgomery

PARCEL NO. 714-6
 DATE ACQ: 4-4-60

IRS: \$48.40
 CONSID: \$44,000
 BEST USE: Same

ZONING: C-3 PRESENT USE: Parking lot

ASSESSED VALUE: Land \$ 4,560.00
 Imps. -
 \$ 4,560.00

TAXES: \$ 378.94

LAND: DIMENSION 30 x 120 = 3,600

s. f.

IMPROVEMENTS: Condition

Effective Age ±

Vacant lot with black top and fencing.

SUMMATION APPROACH:

Rounded to

Land	3,600 s.f. @ \$13.33±	\$ 48,000
Improvements	Black top & fence	<u>1,000</u>

\$49,000

MARKET COMPARISON:

Sales Most Comparable 714-9; 714-8
 3,600 s.f. @ \$ 13.50

\$ 48,600

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 48,000
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 49,000

MYRTLE STREET



FRANKLIN STREET

GEARY STREET



APPRAISAL

20-6

OWNER: Rose K. Joe
PROPERTY ADDRESS: 1139-43 Geary Street

PARCEL NO. 714-7
DATE ACQ: 1-27-56

OWNER'S ADDRESS: 841 Broadway

IRS: \$10.45
CONSID: N.S.
BEST USE: Com.

ZONING: C-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,380.00
Imps. 4,200.00
\$ 7,580.00

TAXES: \$ 629.90

LAND: DIMENSION 30 x 120 = 3,600

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with 2-2 rm. apts., 1-3 rm. apt. and 18 housekeeping rooms. Only 1 bath per floor.

SUMMATION APPROACH:

Rounded to

Land	3,600 s.f. @ \$11.11±	\$ 40,000	
Improvements	8,148 s.f. @ 0.60	\$4,889	
Garage		300	
		<u>5,189</u>	
		45,189	\$45,200

MARKET COMPARISON:

Sales Most Comparable	714-9; 714-6		
3,600 s.f. @ \$	12.50	\$	45,000

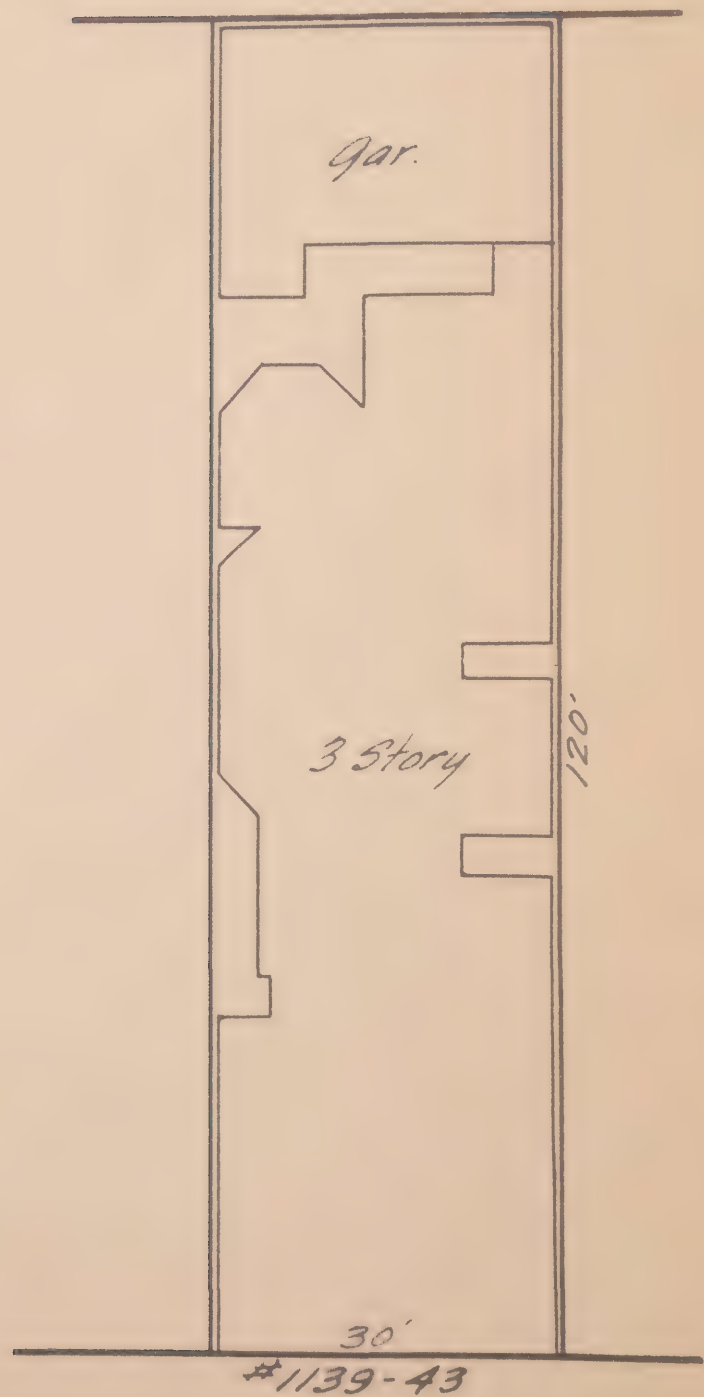
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-2 rm.	Refused		70	
1-3 rm.	Refused		80	
18-1 rm.	Refused		450	
			<u>600</u> x 75	45,000

LAND	\$ 40,000
IMPROVEMENTS	5,000
	<u>45,000</u>

MARKET VALUE OF PROPERTY \$ 45,000

MYRTLE STREET



GEARY STREET



APPRAISAL

20-5

OWNER: Thomas E. Pierce
 PROPERTY ADDRESS: Lot bet. Geary & Myrtle Sts.
 OWNER'S ADDRESS: 454 Montgomery
 ZONING: C-3
 PARCEL NO. 714-8
 DATE ACQ: 2-4-60
 IRS: \$33.00
 CONSID: See below
 BEST USE: Com.

ASSESSED VALUE: Land \$ 3,380.00
 Imps. 150.00
 \$ 3,530.00

TAXES: \$ 293.34

LAND: DIMENSION 30 x 120 = 3,600

s. f.

IMPROVEMENTS: Condition

Effective Age —

Vacant lot with black top only.

SUMMATION APPROACH:

Rounded to

Land	3,600 s.f. @ \$12.50	\$ 45,000
Improvements	Black top	720
		<u>45,720</u>

\$45,700

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-9; 714-9A
 3,600 s.f. @ \$ 12.50

\$

45,000

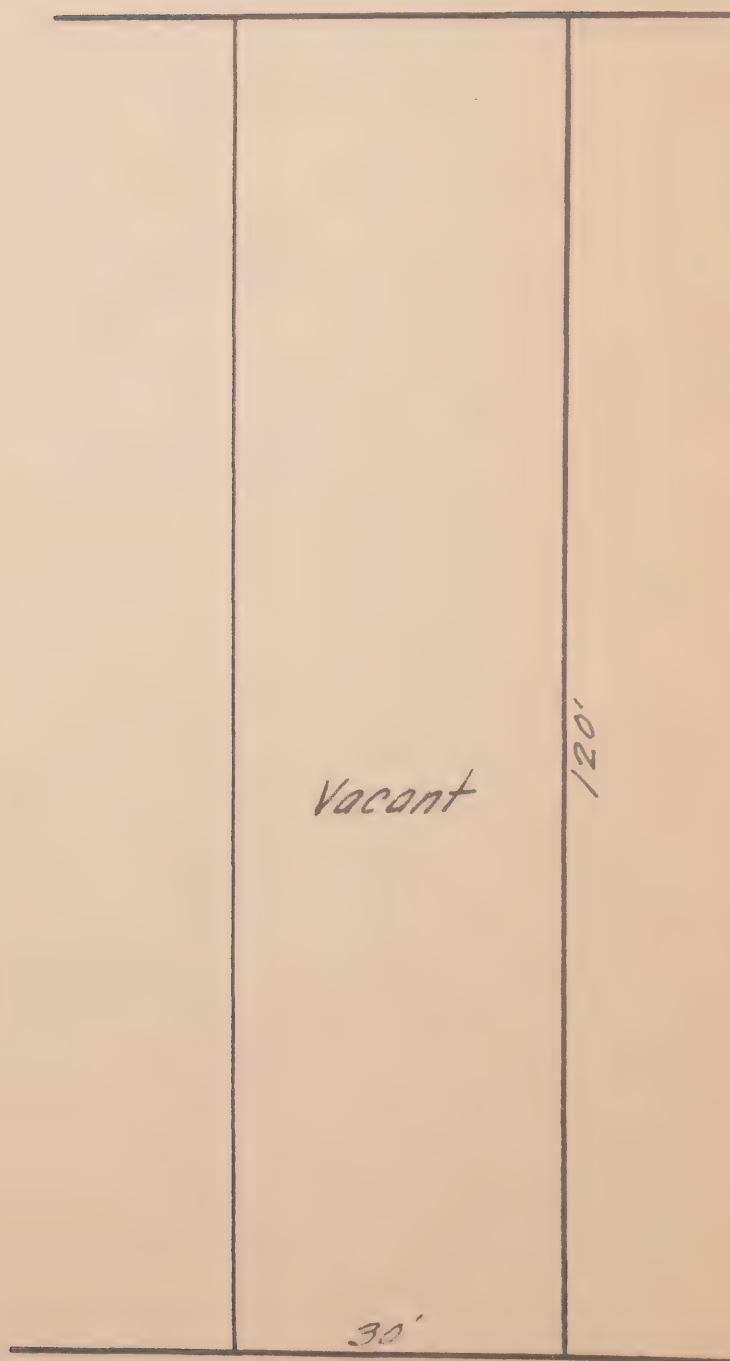
INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

This parcel, together with 9, 9A and 10 were all acquired as a unit for \$130,000 or \$12.10₊ per square foot.

LAND	\$ 45,000
IMPROVEMENTS	500
	<u>45,500</u>
MARKET VALUE OF PROPERTY	\$ 45,500

MYRTLE STREET



GEARY STREET



APPRAISAL

20-4

OWNER: Gerta Abeles
 PROPERTY ADDRESS: Lot bet. Geary & Myrtle Sts.
 OWNER'S ADDRESS: 2170 25th Avenue
 ZONING: C-3
 PARCEL NO. 714-9,-9A
 DATE ACQ: 5-18-59
 IRS: \$47.50
 CONSID: See Pcl. 8
 BEST USE: Com.
 PRESENT USE: Parking lot

ASSESSED VALUE: Land \$ 3,380.00
 Imps. 150.00
 \$ 3,530.00

TAXES: \$ 293.36

LAND: DIMENSION 30 x 76 (9) 3,600 s.f.
 30 x 44 (9A)

IMPROVEMENTS: Condition

Effective Age =

Vacant lot, black top only.

SUMMATION APPROACH:

Rounded to

Land 3,600 s.f. @ \$12.50 \$ 45,000
 Improvements Black top 720
 45,720

\$45,700

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-8; 714-10
 3,600 s.f. @ \$ 12.50

\$ 45,000

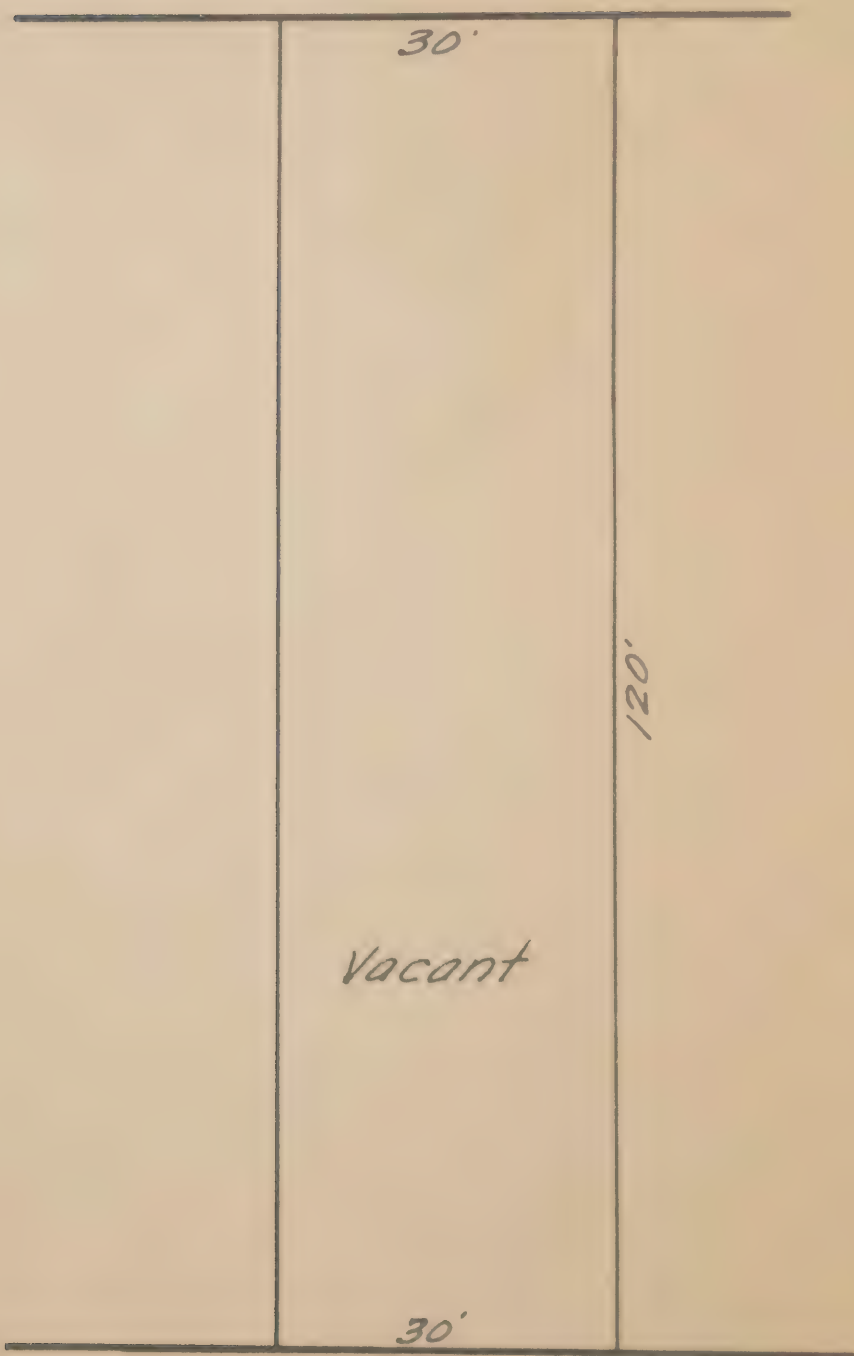
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 45,000
 IMPROVEMENTS 500

MARKET VALUE OF PROPERTY \$ 45,500

MYRTLE STREET



GEARY STREET



APPRAISAL

20-3

OWNER: Robert M. Hecker

PARCEL NO. 714-10

PROPERTY ADDRESS: Lot bet. Geary & Myrtle Sts. DATE ACQ: 5-12-60

OWNER'S ADDRESS: 454 Funston Avenue

IRS: \$44.00

ZONING: C-3

PRESENT USE: Parking lot

CONSID: See Pcl. 8
BEST USE: Com.

ASSESSED VALUE: Land \$ 3,380.00

Imps. 150.00

\$ 3,530.00

TAXES: \$ 293.34

LAND: DIMENSION 30 x 120 = 3,600

s.f.

IMPROVEMENTS: Condition

Effective Age 2

Vacant lot, black top only.

SUMMATION APPROACH:

Rounded to

Land 3,600 s.f. @ \$12.50

\$ 45,000

Improvements Black top

720

45,720

\$45,700

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-9, -9A

3,600 s.f. @ \$ 12.50

\$

45,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 45,000
IMPROVEMENTS	500

MARKET VALUE OF PROPERTY \$ 45,500

MYRTLE STREET



GEARY STREET



APPRAISAL

OWNER: Mervyn J. Goodman et al
 PROPERTY ADDRESS: 1109-19 Geary &
 234-48 Myrtle Sts.
 OWNER'S ADDRESS: 251 Kearny - Rm. 411

20-2
 PARCEL NO. 714-11

DATE ACQ:

IRS:

CONSID:

ZONING: C-3

PRESENT USE: Stores & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 10,970.00
 Imps. 8,100.00
 \$ 19,070.00

TAXES: \$ 1,584.72

LAND: DIMENSION 97.5 x 120 = 11,700 ✓ s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 =
 1109-19 Geary - 4 st. fr. str., 5-2 rm. stores on 1st flr. 4-2 rm.
 apts., 1-4 rm. apt. and 8 single rms. on 2nd flr. 5-2 rm. and 10
 single rms. on 3rd flr. 1-14 rm. photo studio on 4th flr.
 234-48 Myrtle - 2 st. fr. str. with 4-4 rm. and 4-5 rm. flats.

SUMMATION APPROACH:

Rounded to

Land 11,700 s.f. @ \$11.11± \$ 130,000 ✓
 Improvements
 1109-19 Geary 22,421 s.f. @ \$2.00 \$44,842 ✓
 234-48 Myrtle 7,698 s.f. @ 2.00 15,396 ✓
 60,238
 190,238

\$190,200

MARKET COMPARISON:

Sales Most Comparable 665-23, -24

11,700 s.f. @ \$ 16.00

\$ 187,200 ✓

187,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
3-2 rm. stores ?		\$ 100 ea.	\$ 300
2-2 rm. stores ?		75 ea.	150
9-2 rm. 40 ea.		50 ea.	450
1-4 rm. Manager			75
18-1 rm. 35 ea.			630
4-4 rm. 60 ea.			240
4-5 rm. 65 ea.			260
4th flr. 125			125

2230 x 85 = ✓
 189,550

189,600

LAND \$ 130,000
 IMPROVEMENTS 60,238

MARKET VALUE OF PROPERTY \$ 190,000

(Also see record 255-10-14)

MYRTLE
~~GEARY~~ STREET

#1119-17

#1115-11-09

2 Story

Open area

Open area

1 Story

4 Story

97.5'

#248-46-44

#240-38-34

~~GEARY~~
~~MYRTLE~~ STREET

BLOCK 719

BLOCK 720

BLOCK 719

BLOCK 719

	NAME	LAND	IMPS	TOTAL
-7	Del-Camp Inv. Inc.	\$ 29,000	\$ 3,000	\$ 32,000
-8	Caesar Grolemond	43,000	2,000	45,000
-9	Ruth A. Nolte	43,000	20,000	63,000
-10	Stefanie Benedetti	36,000	29,000	65,000
-11	Maria Teresa de Dollard	75,000	75,000	150,000
-12	Leo Hoffman et al	50,000	300,000	350,000
-12A	Lester P. Douglass et ux	24,000	59,500	83,500
-13	Reynold C. Johnson Co.	<u>74,500</u>	<u>57,500</u>	<u>132,000</u>
		\$374,500	\$546,000	\$920,500



APPRAISAL

21-8

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 956-58 Ellis & 231 Olive

PARCEL NO. 719-7
DATE ACQ: 8-5-58

OWNER'S ADDRESS: Unknown

IRS: \$22.00
CONSID: N.S.
BEST USE: Com.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,140.00
Imps. 1,650.00
\$ 4,790.00

TAXES: \$ 398.04

LAND: DIMENSION 27.5 x 120 = 3,300

s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70
956-58 ELLIS - 2 1/2 st. fr. str. with 1-6 rm. flat on 1st flr.
7 rms. on 2nd flr. and 3 rms. on 3rd flr. rented as 1 unit.
231 Olive - 2 st. single family dwelling with 4 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$8.79+ \$ 29,000

Improvements
956-58 Ellis 3,923 s.f. @ \$0.50 \$1,962
231 Olive 1,668 s.f. @ 0.50 834

2,796
31,796

\$31,800

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-10; 762-9

3,300 s.f. @ \$ 9.70 \$ 32,010

32,000

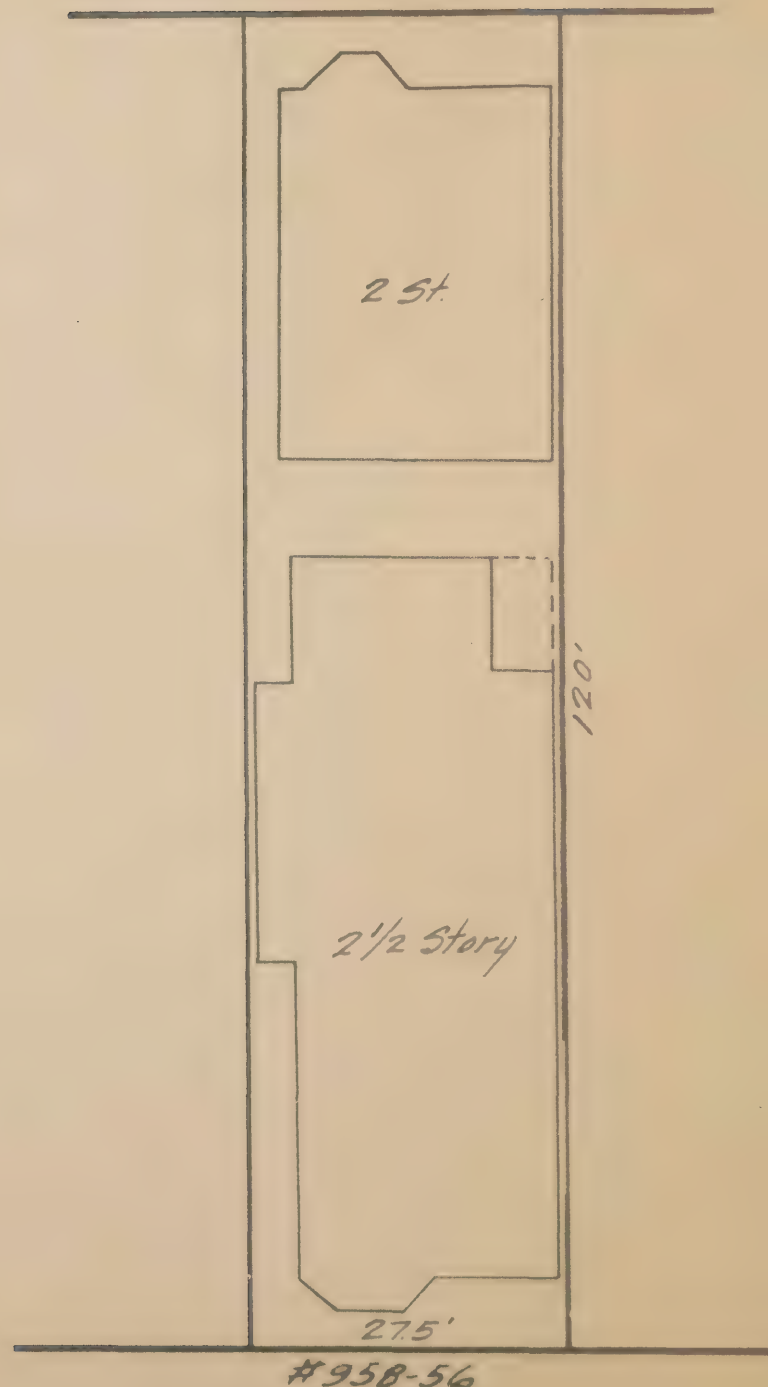
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6 rm.	90		90
1-10 rm.	110		110
1 single	90		90
			290 x 110
			31,900

LAND \$ 29,000
IMPROVEMENTS 3,000

MARKET VALUE OF PROPERTY \$ 32,000

OLIVE STREET



ELLIS STREET



APPRAISAL

21-7

OWNER: Caesar Grolemond, Sr.
PROPERTY ADDRESS: 968 Ellis Street

PARCEL NO. 719-8
DATE ACQ: 3-14-55

OWNER'S ADDRESS: 968 Ellis Street

ZONING: R-4 PRESENT USE: Apts.

IRS:
CONSID:
BEST USE: Com. or apts.

ASSESSED VALUE: Land \$ 4,570.00
Imps. 2,600.00
\$ 7,170.00

TAXES: \$ 595.82

LAND: DIMENSION 40 x 120 = 4,800

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70

1 to 2½ st. fr. str. Single family res. converted to apts. and housekeeping rms. 3rd flr. condemned by City. Owner would not allow inspection.

SUMMATION APPROACH:

Rounded to

Land	4,800 s.f. @ \$8.96+	\$ 43,000
Improvements	3,988 s.f. @ \$0.50	\$1,994
Garage	675 s.f.	500
		2,494
		45,494

\$45,500

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-10; 762-9
4,800 s.f. @ \$ 9.40

\$ 45,120

45,100

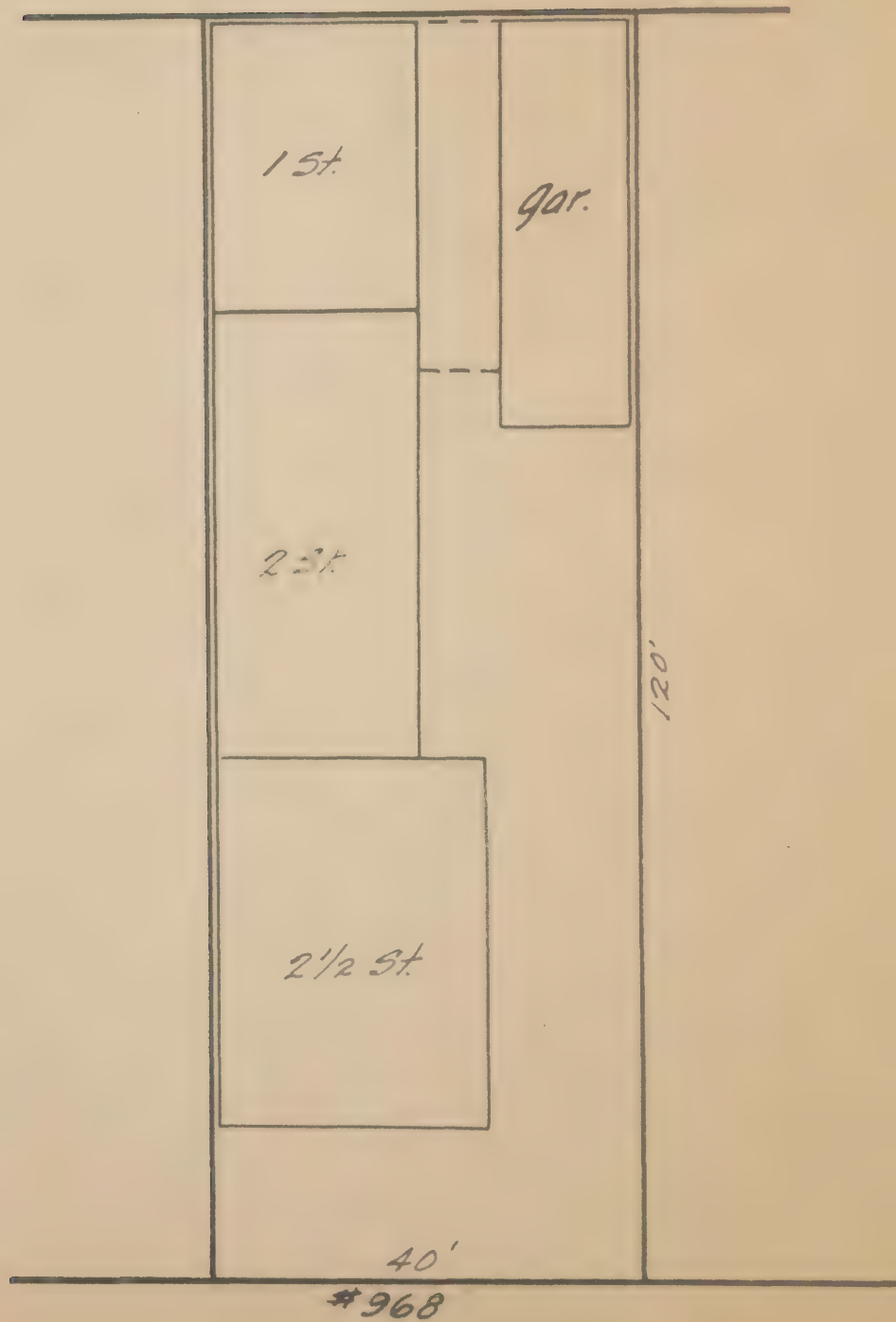
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

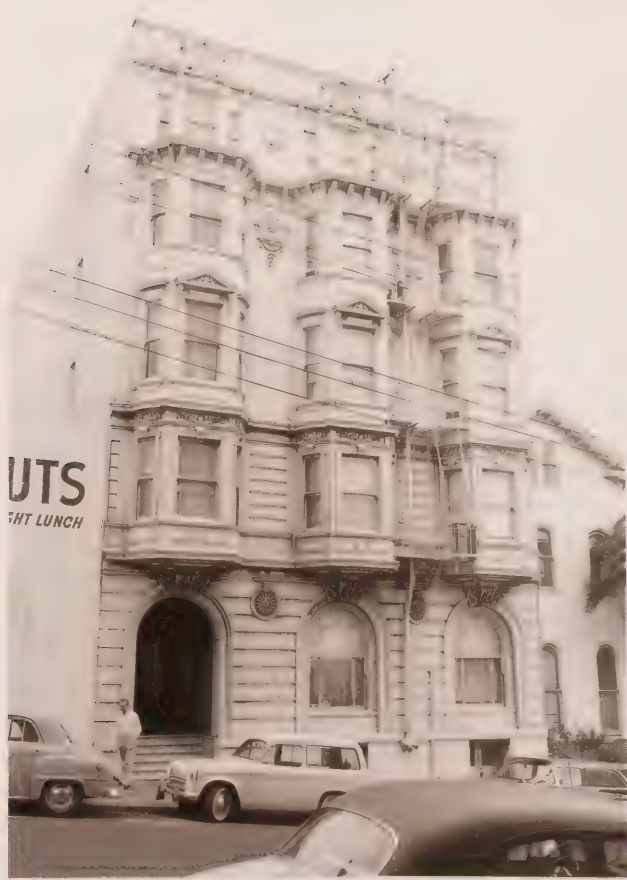
LAND	\$ 43,000
IMPROVEMENTS	2,000

MARKET VALUE OF PROPERTY \$ 45,000

OLIVE STREET



ELLIS STREET



APPRAISAL

21-6

OWNER: Ruth A Nolte
PROPERTY ADDRESS: 978 Ellis Street

PARCEL NO. 719-9
DATE ACQ: 7-6-61

OWNER'S ADDRESS: 978 Ellis Street

IRS: \$57.75
CONSID: \$52,500*
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Hotel

ASSESSED VALUE: Land \$ 4,570.00
Imps. 14,600.00
\$ 19,170.00

TAXES: \$ 1,593.02

LAND: DIMENSION 40 x 120 = 4,800

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70

5 st. fr. str. with bsmt. stg. There are 78 rms. in bldg.,
3 baths on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 4,800 s.f. @ \$8.96+ \$ 43,000
Improvements 174 s.f. @ 1.00 21,174
64,174

\$64,200

MARKET COMPARISON:

Sales Most Comparable 771-14; 769-8A
4,800 s.f. @ \$ 13.00

\$ 62,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Hotel	Owner		700 x 90
			63,000

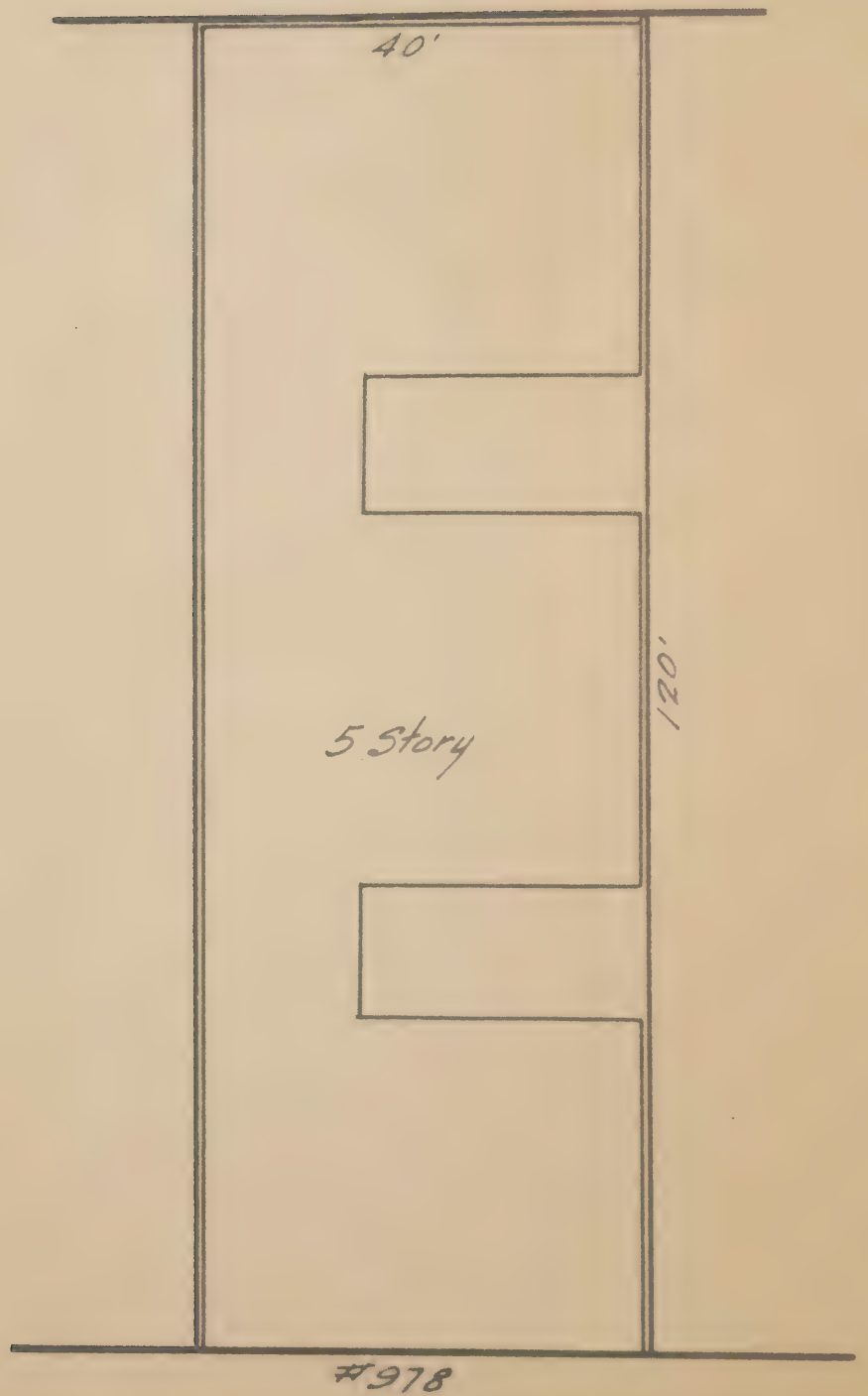
*At time of purchase grantee owned furniture and favorable lease.

Hotel furnishings not included. Interior is now being painted and rewired.

LAND \$ 43,000
IMPROVEMENTS 20,000

MARKET VALUE OF PROPERTY \$ 63,000

OLIVE STREET



ELLIS STREET



APPRAISAL

21-4

OWNER: Maria Teresa de Dollard
PROPERTY ADDRESS: 1030 Franklin

PARCEL NO. 719-11
DATE ACQ: 1938

OWNER'S ADDRESS: Unknown

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-4

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 6,510.00
Impe. 26,250.00
\$ 32,760.00

TAXES: \$ 2,722.36

LAND: DIMENSION 60 x 137.5 = 8,250

IMPROVEMENTS: Condition Fair

Effective Age 30

4 st. brick str. with bsmt. garages and storage. There are 5-2 rm. apts. on the 1st flr. and 6-2 rm. apts. on ea. of the 2nd, 3rd and 4th flrs.

SUMMATION APPROACH:

Rounded to

Land	8,250 s.f. @ \$9.09+	\$ 75,000	
Improvements	12,560 s.f. @ 6.00	75,360	
		<u>150,360</u>	\$150,400

MARKET COMPARISON:

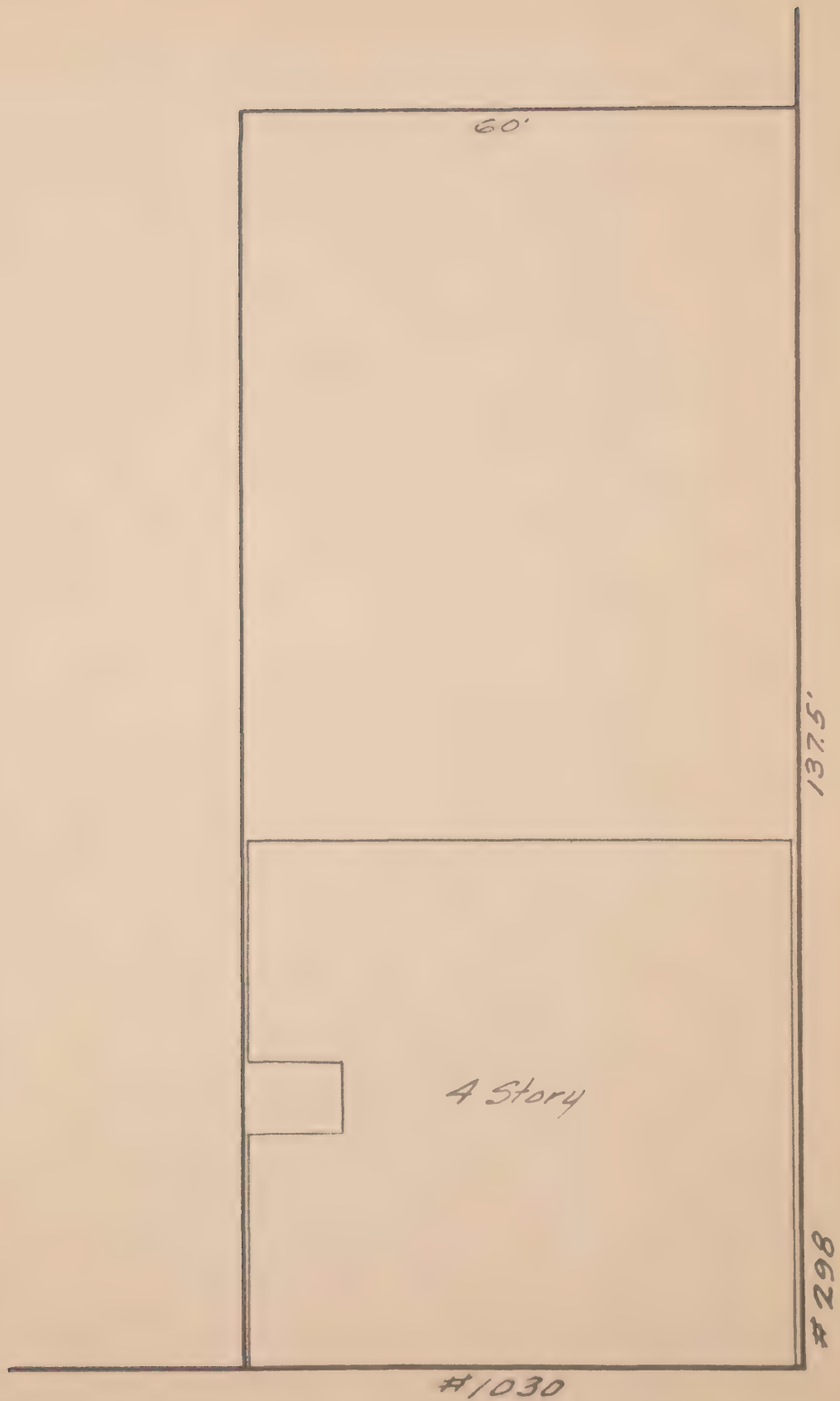
Sales Most Comparable 651-3D; 653-27; 1153-6
8,250 s.f. @ \$ 18.00 \$ 148,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
22-2 rm.	65 ea.		1,430	
1-2 rm.	70		70	
			<u>1,500</u> x 100	150,000

LAND	\$ 75,000
IMPROVEMENTS	<u>75,000</u>

MARKET VALUE OF PROPERTY \$ 150,000



OLIVE STREET

FRANKLIN STREET



APPRAISAL

21-3

OWNER: Leo Hoffman et al
PROPERTY ADDRESS: 1050 Franklin

PARCEL NO. 719-12
DATE ACQ: 7-16-52

OWNER'S ADDRESS: 1525 Howard

ZONING: R-4

PRESENT USE: Apts.

IRS:
CONSID:
BEST USE: Same

ASSESSED VALUE: Land \$ 7,030.00
Imps. 67,500.00
\$ 74,530.00

TAXES: \$ 6,193.44

LAND: DIMENSION 92.5 x 60 = 5,550

s.f.

IMPROVEMENTS: Condition Good

Effective Age 30

6 st. reinforced conc.str. with ground level manager's apt. and bsmt. gar. & stg. There are 2-3 rm. and 5-2 rm. apts. on ea. of 6 flrs. above mgrs. apt. and lobby. There is an elevator in bldg.

SUMMATION APPROACH:

Rounded to

Land 5,550 s.f. @ \$9.01± \$ 50,000

Improvements

RCN 29,350 s.f. @ \$16.00 \$469,600

Dep.: Physical 20%

Functional 15%

Economic 0 35% 164,360

305,240

355,240

\$355,200

MARKET COMPARISON:

Sales Most Comparable 651-3D; 653-27

5,550 s.f. @ \$ 63.00

\$ 349,650

349,700

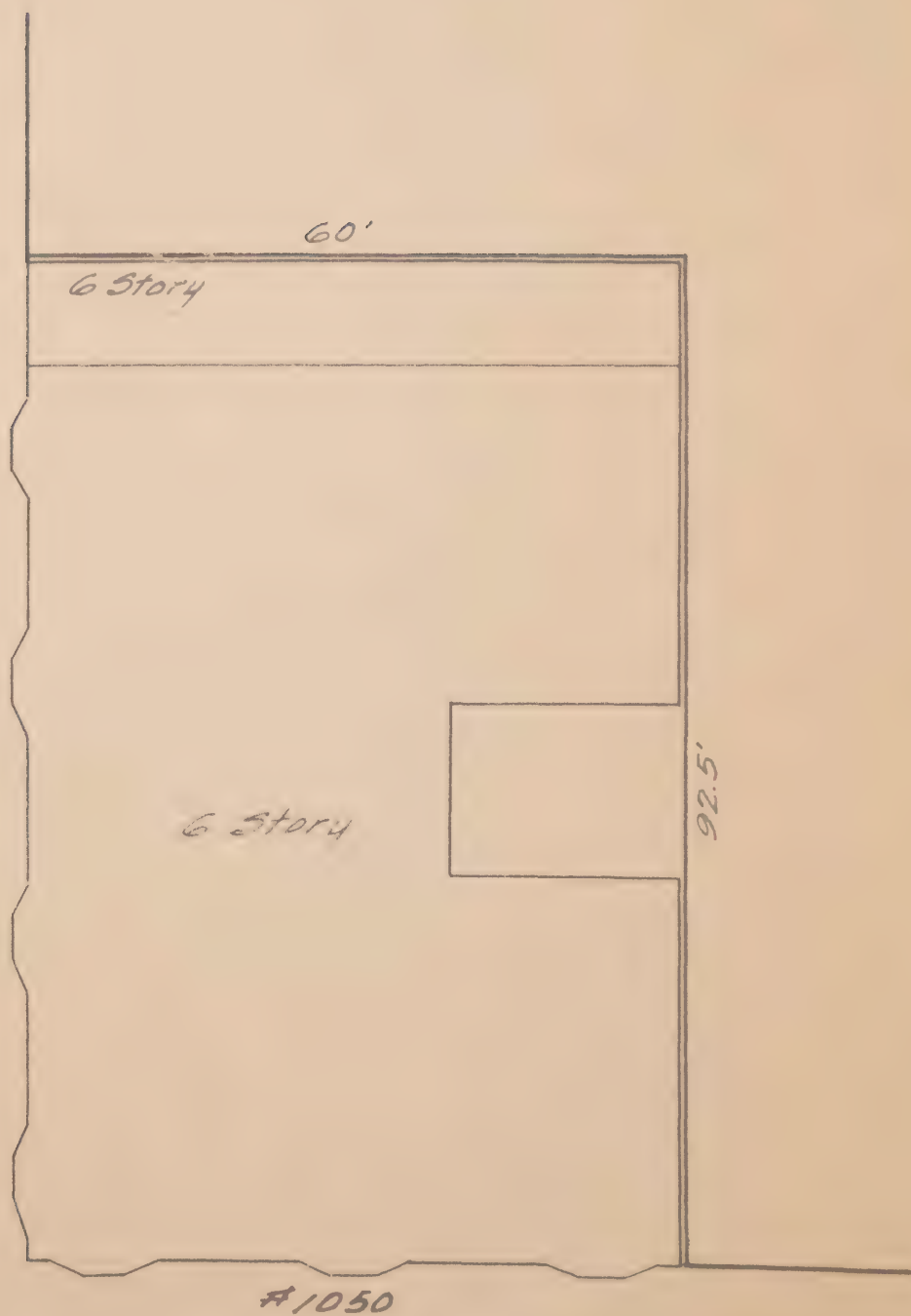
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
13-3 rm.	85 ea. ave.		1,105	
30-2 rm.	80 ea. ave.		2,400	
			3,505 x 100	350,500

LAND \$ 50,000
IMPROVEMENTS 300,000

MARKET VALUE OF PROPERTY \$ 350,000

O'FARRELL STREET



FRANKLIN STREET



APPRAISAL

21-2

OWNER: Lester P. Douglass et ux
PROPERTY ADDRESS: 1075 O'Farrell

PARCEL NO. 719-12A
DATE ACQ: 10-20-61

OWNER'S ADDRESS: Santa Clara

IRS: \$38.50
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,560.00
Imps. 11,250.00
\$ 14,810.00

TAXES: \$ 1,230.72

LAND: DIMENSION 45 x 60 = 2,700

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 30

3 st. fr. and brick str. with bsmt. stg. area. 4-2 rm. apts.
on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,700 s.f. @ \$8.89+	\$ 24,000
Improvements	5,931 s.f. @ 10.00	59,310
		<u>83,310</u>

\$83,300

MARKET COMPARISON:

Sales Most Comparable 683-29; 653-27
2,700 s.f. @ \$ 31.00

\$ 83,700

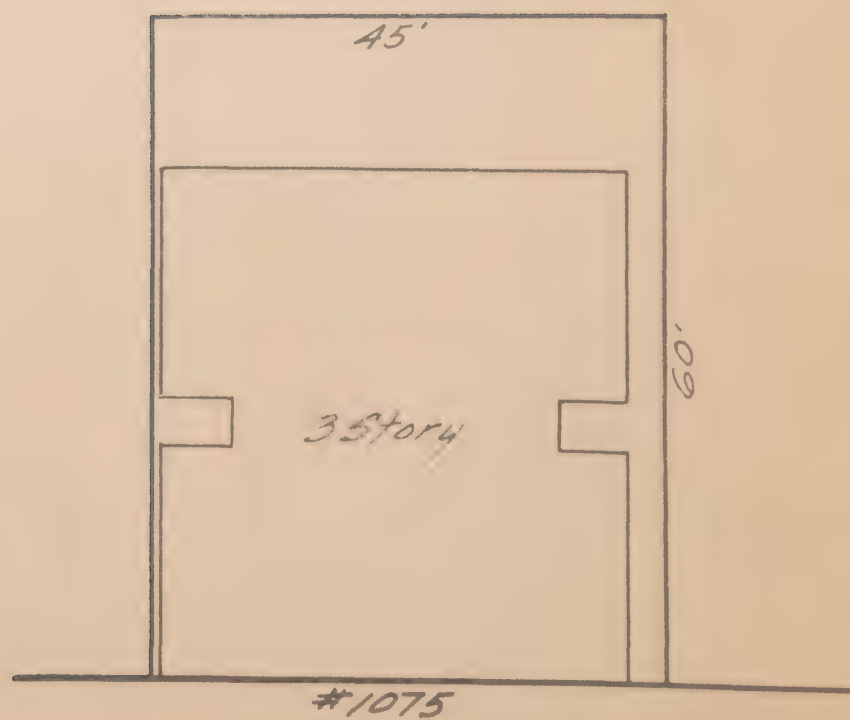
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
12-2 rm.	\$75 to \$80 ea.		930 x 90
			83,700

Not including furniture.

LAND	\$ 24,000
IMPROVEMENTS	59,500
	<u>83,500</u>

MARKET VALUE OF PROPERTY \$ 83,500





APPRAISAL

21-1 ptw.
See 719/1 24

OWNER: Reynold C. Johnson Co.
PROPERTY ADDRESS: 1067 O'Farrell

PARCEL NO. 719-13
DATE ACQ: 4-13-61

OWNER'S ADDRESS: 1001 O'Farrell

IRS: 507.65
* CONSID: \$461,500 Ind.
BEST USE: Present

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 7,850.00
Imps. 59,400.00
\$ 67,250.00

TAXES: \$ 5,588.48

LAND: DIMENSION 68.75 x 120 = 8,250 s.f.

IMPROVEMENTS: Condition Good Effective Age 35
A 2 st. reinforced concrete gar. bldg. with a bsmt. packing and stg. area with lube pits. This bldg. is being utilized as service and parts dept. of the Chevrolet auto sales agency which is adjacent to this bldg.

SUMMATION APPROACH:

Rounded to

Land	8,250 s.f. @ \$9.03+	\$ 74,500	
Improvements	16,500 s.f. @ 3.50	57,750	
		<u>132,250</u>	\$132,300

MARKET COMPARISON:

Sales Most Comparable	762-6; 666-6A		
8,250 s.f. @ \$	16.00	\$	132,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$ Owner	\$	\$ 1,650 x 80
			132,000

REMARKS: As per instruction, this parcel was appraised as a separate parcel rather than as part of the whole which includes Parcel 719-1. It is possible that the taking of this building may result in severance damages to the adjacent sale department. This possibility is not explored in this appraisal.

*Includes adjacent Parcel 719-1.

LAND	\$ 74,500
IMPROVEMENTS	<u>57,500</u>
MARKET VALUE OF PROPERTY	\$ 132,000

OLIVE STREET



68.75'
#1067

O'FARRELL STREET

BLOCK 724

BLOCK 724

	NAME	LAND	IMPS	TOTAL
-13	Mattie Doss Lewis	\$ 11,000	\$ 7,500	\$ 18,500
-13A	Bill James Long	10,000	10,000	20,000
-13B	Marl ^o n Flowers	10,000	10,000	20,000
-14	Nathan Abend et ux	14,000	8,000	22,000
-22	Del-Camp Inv. Co.	10,500	11,500	22,000
-23	Geo. Humphrey et ux	11,000	12,000	23,000
-24	Jean Winnifred Low	10,500	5,500	16,000
-25	Seymour L. Gillum	10,500	13,000	23,500
-26	Earl L. Johnson et ux	10,500	8,500	19,000
-27	Victoria B. Jones	10,500	5,500	16,000
-28	Mary Etta Davis	7,500	6,500	14,000
-29	Vera Pierson	7,500	6,500	14,000
-30	Samuel L. Helmar et ux	<u>8,000</u>	<u>7,000</u>	<u>15,000</u>
		\$131,500	\$111,500	\$243,000



APPRAISAL

OWNER: Mattie Doss Lewis
 PROPERTY ADDRESS: 1456-58 Ellis

PARCEL NO. 724-13
 DATE ACQ: 8-23-46

OWNER'S ADDRESS: 1456 Ellis Street

ZONING: R-3

PRESENT USE: Flats

IRS: N.S.
 CONSID: Same
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,760.00
 Imps. 1,200.00
 \$ 2,960.00

TAXES: \$ 245.98

LAND: DIMENSION 30.25 x 71.25 = 2,155

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70

A high basement, 2 st. fr. bldg. with 2 garages and storage in basement, and 2-6 rm. flats on the upper flr.

SUMMATION APPROACH:

Rounded to

Land	2,155 s.f. @ \$5.10+	\$ 11,000
Improvements	3,909 s.f. @ 2.00	7,818
		<u>18,818</u>

\$18,800

MARKET COMPARISON:

Sales Most Comparable 771-22C; 758-22
 2,155 s.f. @ \$ 8.25

\$ 17,779

17,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6 rm. Owner			75
1-6 rm. Owner			75
2 garages Owner			20
			<u>170 x 110</u>
			18,700

LAND	\$ 11,000
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 18,500



ELLIS STREET

HOLLIS STREET



APPRAISAL

22-6

OWNER: Bill James Long
PROPERTY ADDRESS: 1464-68 Ellis Street

PARCEL NO. 724-13A
DATE ACQ: 2-29-56

OWNER'S ADDRESS: 325 Buckingham Way

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,310.00
 Imps. 1,000.00
 \$ 2,310.00

TAXES: \$ 191.96

LAND: DIMENSION 29.88 x 71.25± = 2,130 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

A full basement, 2 st. fr. bldg. with 2-3 rm. apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,130 s.f. @ \$4.69±	\$ 10,000	
Improvements	3,909 s.f. @ 2.50	9,773	
		<u>19,773</u>	\$19,800

MARKET COMPARISON:

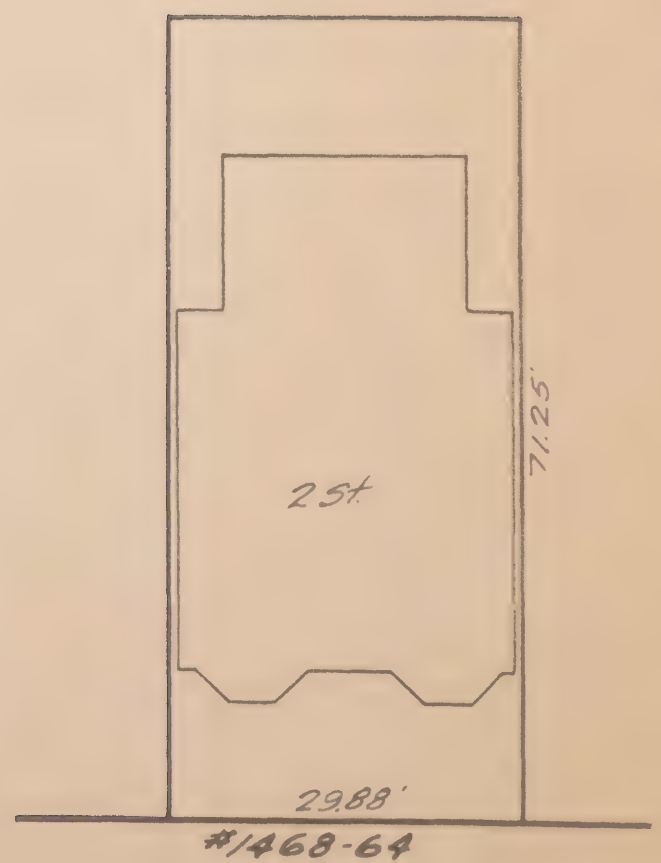
Sales Most Comparable	748-29; 758-22		
	2,130 s.f. @ \$ 9.00	\$ 19,170	19,200

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
4-3 rm.	65		260 x 80	20,800

LAND	\$ 10,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 20,000



ELLIS STREET



APPRAISAL

22-5

OWNER: Marlon Flowers
PROPERTY ADDRESS: 1472-74 Ellis Street

PARCEL NO. 724-13B
DATE ACQ: 11-4-46

OWNER'S ADDRESS: 1472 Ellis Street

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,310.00
Imps. 2,400.00
\$ 3,710.00

TAXES: \$ 235.58

LAND: DIMENSION 29.88 x 71.25± = 2,130 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

A full basement, 2 st. fr. bldg. with 4-3 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	2,130 s.f. @ \$4.69±	\$ 10,000	
Improvements	3,909 s.f. @ 2.50	9,773	
		19,773	\$19,800

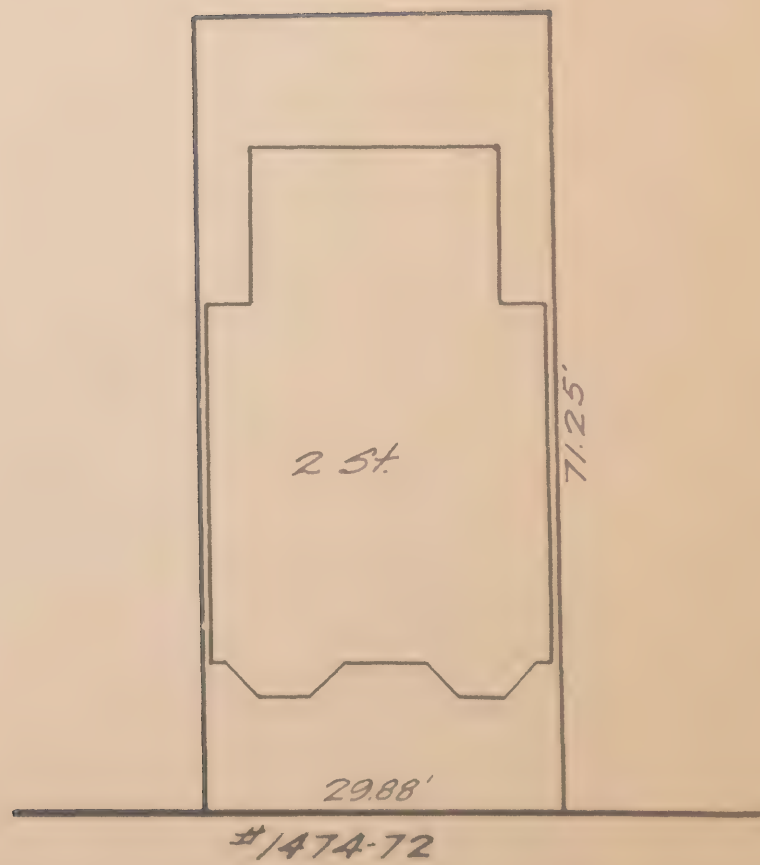
MARKET COMPARISON:

Sales Most Comparable	748-29; 758-22		
	2,130 s.f. @ \$ 9.00	\$ 19,170	19,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-3 rm.	55	65	195	
1-3 rm.	Owner		65	
			260 x 80	20,800

LAND	\$ 10,000
IMPROVEMENTS	10,000
MARKET VALUE OF PROPERTY	\$ 20,000



ELLIS STREET



APPRAISAL

22-4

OWNER: Nathan Abend et ux
PROPERTY ADDRESS: 1478-82 Ellis Street

PARCEL NO. 724-14
DATE ACQ: 10-26-20

OWNER'S ADDRESS: ~~4101~~ 4103 Anza

IRS:

ZONING: R-3

PRESENT USE: Store & apts.

CONSID:

BEST USE:

N.S.

Same

ASSESSED VALUE: Land \$ 1,650.00
Imps. 2,300.00
\$ 3,950.00

TAXES: \$ 328.24

LAND: DIMENSION 30 x 100 = 3,000

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70

A 3 st. fr. bldg. with a store on 1st flr. (used as apt.) and
1-6 rm. flat on ea. upper flr.

A 3-car fr. garage occupies the back of the lot.

SUMMATION APPROACH:

Rounded to

Land	3,000 s.f. @ \$4.67±	\$ 14,000
Improvements	3,905 s.f. @ 2.00	\$7,810
Garage	440 s.f. @ 1.00	440
		<u>8,250</u>
		22,250

\$22,300

MARKET COMPARISON:

Sales Most Comparable 748-29; 758-24
3,000 s.f. @ \$ 7.50

\$

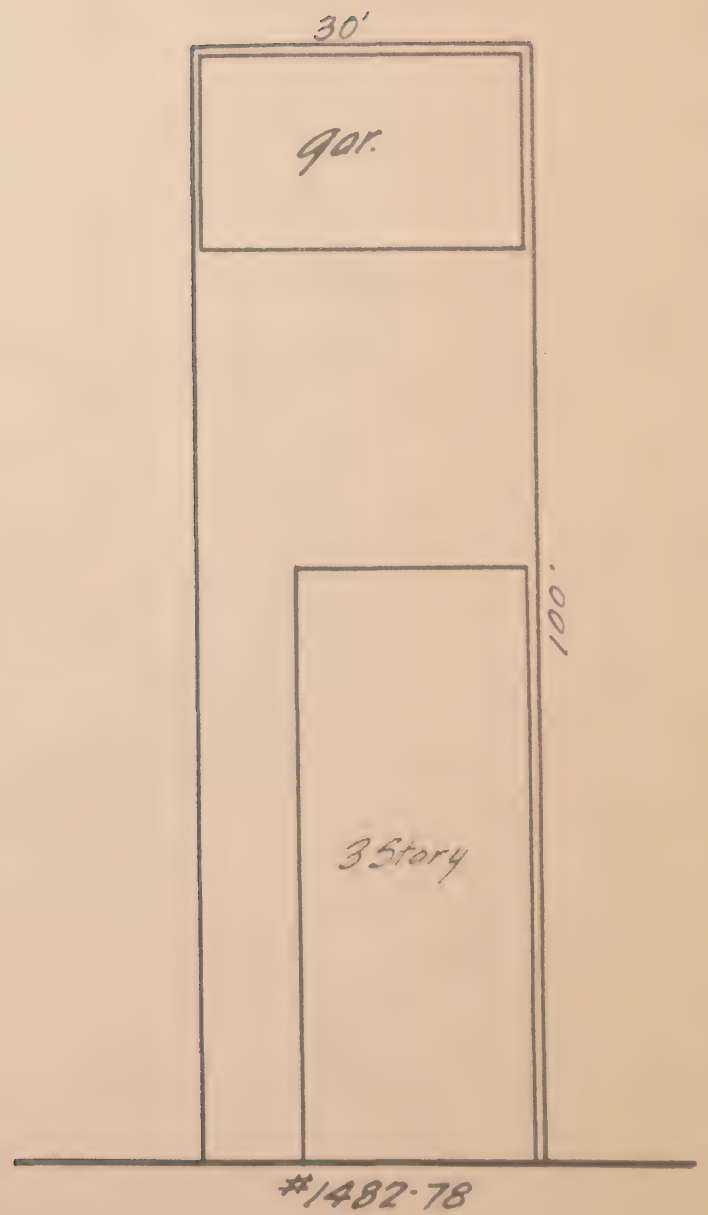
22,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store (apt.)	?		50
1-6 rm.	Owner		75
1-6 rm.	65		75
			<u>200</u> x 110
			22,000

LAND \$ 14,000
IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 22,000



ELLIS STREET





APPRAISAL

22-2

OWNER: Del-Camp Inv. Co.
PROPERTY ADDRESS: 1521-29 O'Farrell

PARCEL NO. 724-22
DATE ACQ: 3-3-56

OWNER'S ADDRESS: Unknown

IRS: \$13.20
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,580.00
Imps. 1,500.00
\$ 3,080.00

TAXES: \$ 255.94

LAND: DIMENSION 45.27 x 50 = 2,264 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

A 3 st. fr. bldg. with stg. bsmt. and 1 flat on ea. of the upper flrs.

SUMMATION APPROACH:

Rounded to

Land	2,264 s.f. @ \$4.64+	\$ 10,500	
Improvements	5,870 s.f. @ 2.00	11,740	
		<u>22,240</u>	\$22,200

MARKET COMPARISON:

Sales Most Comparable 748-29; 758-24

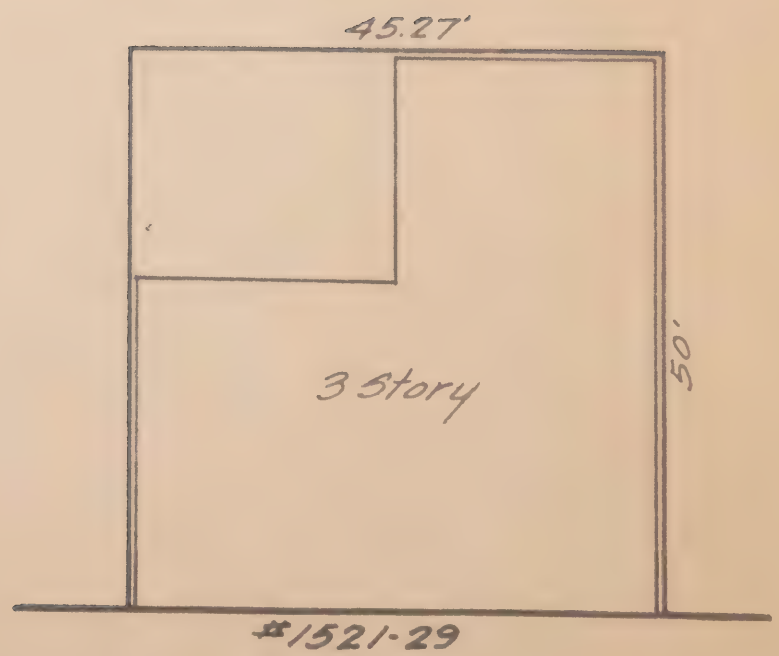
2,264 s.f. @ \$ 9.50	\$ 21,508	21,500
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-6 rm.	75		225 x 100	22,500

LAND	\$ 10,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 22,000



O'FARRELL STREET



APPRAISAL

22-14

OWNER: Jean Winnifred Low
PROPERTY ADDRESS: 49 Hollis

PARCEL NO. 724-24
DATE ACQ: 10-10-44

OWNER'S ADDRESS: c/o Jean Knipper
1469 MacDonald, Redwood City
ZONING: R-3 PRESENT USE: Res.

IRS:
CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 790.00
Imps. 400.00
\$ 1,190.00

TAXES: \$ 98.88

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 =

A high basement, 2 st. fr. res. with garage and storage in basement and a 7-rm. res. above.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.67±	\$ 10,500
Improvements	2,839 s.f. @ 2.00	5,678
		<u>16,178</u>

\$16,200

MARKET COMPARISON:

Sales Most Comparable 662-8; 662-9
2,250 s.f. @ \$ 7.00

\$ 15,750

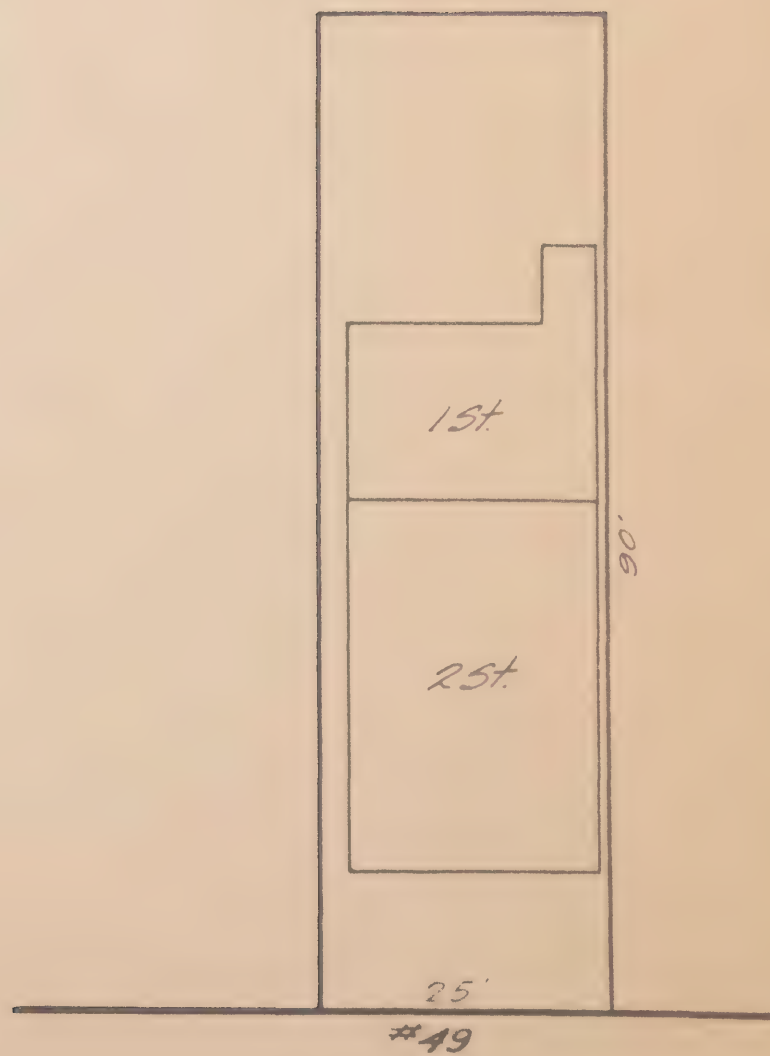
15,800

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 10,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 16,000



HOLLIS STREET



APPRAISAL

OWNER: Seymour L. Gillum
PROPERTY ADDRESS: 43-47 Hollis

PARCEL NO. 724-25
DATE ACQ: 5-6-46

OWNER'S ADDRESS: 47 Hollis

ZONING: R-3

PRESENT USE: Flats

IRS: N.S.
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 790.00
Imps. 2,400.00
\$ 3,190.00

TAXES: \$ 186.14

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 60

A 3 st. fr. and stucco bldg. with 1 flat on ea. flr. The owner occupies 1 flat but rents the rest as individual rooms to 9 separate tenants.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.67+	\$ 10,500	
Improvements	4,246 s.f. @ 3.00	12,738	
		<u>23,238</u>	\$23,200

MARKET COMPARISON:

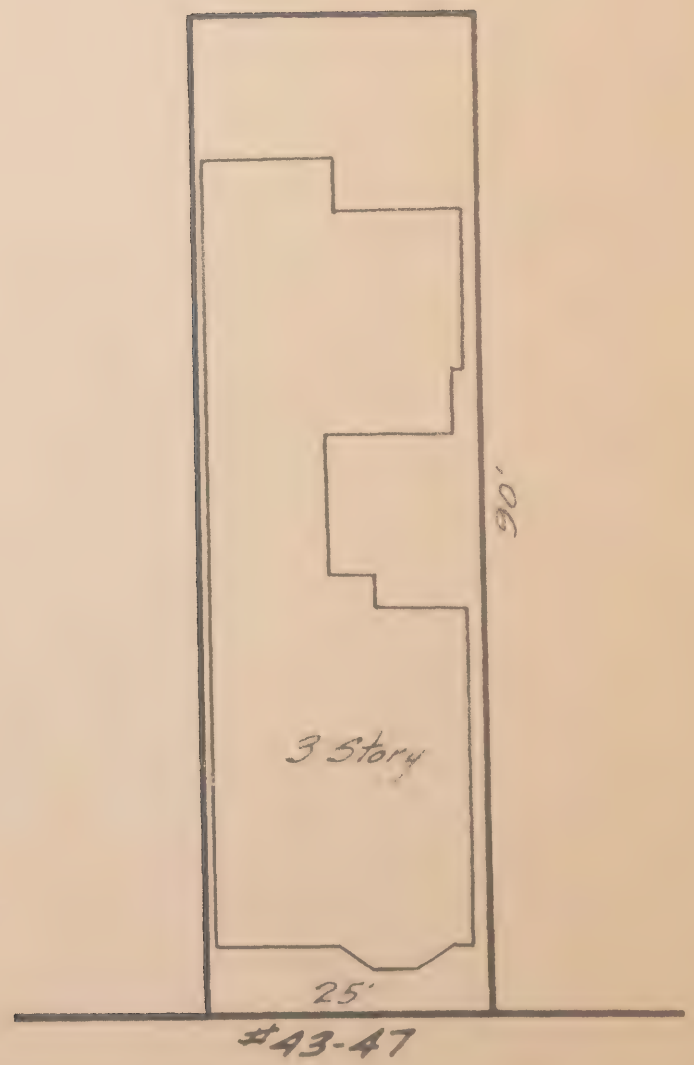
Sales Most Comparable	758-24; 748-29		
	2,250 s.f. @ \$ 10.50	\$ 23,625	23,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm. Owner			75	
1-5 rm.) 9 units	\$377			
1-5 rm.)				
2-5 rm.		70		
			140	
			<u>215</u> x 110 =	
			23,650	23,700

LAND	\$ 10,500
IMPROVEMENTS	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 23,500



HOLLIS STREET



APPRAISAL

OWNER: Earl L. Johnson et ux
PROPERTY ADDRESS: 23-25 Hollis

PARCEL NO. 22-12
724-26
DATE ACQ: 9-21-45

OWNER'S ADDRESS: 23 Hollis

ZONING: R-3

PRESENT USE: Flats

IRS:
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 790.00
Imps. 1,200.00
\$ 1,990.00

TAXES: \$ 165.36

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

High basement, 2 st. fr. bldg. with stg. in basement and a 5-rm. flat on ea. upper flr. Reported new roof in 1961.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.67±	\$ 10,500	
Improvements	3,714 s.f. @ 2.50	9,285	
		<u>19,785</u>	\$19,800

MARKET COMPARISON:

Sales Most Comparable 771-22C; 758-22

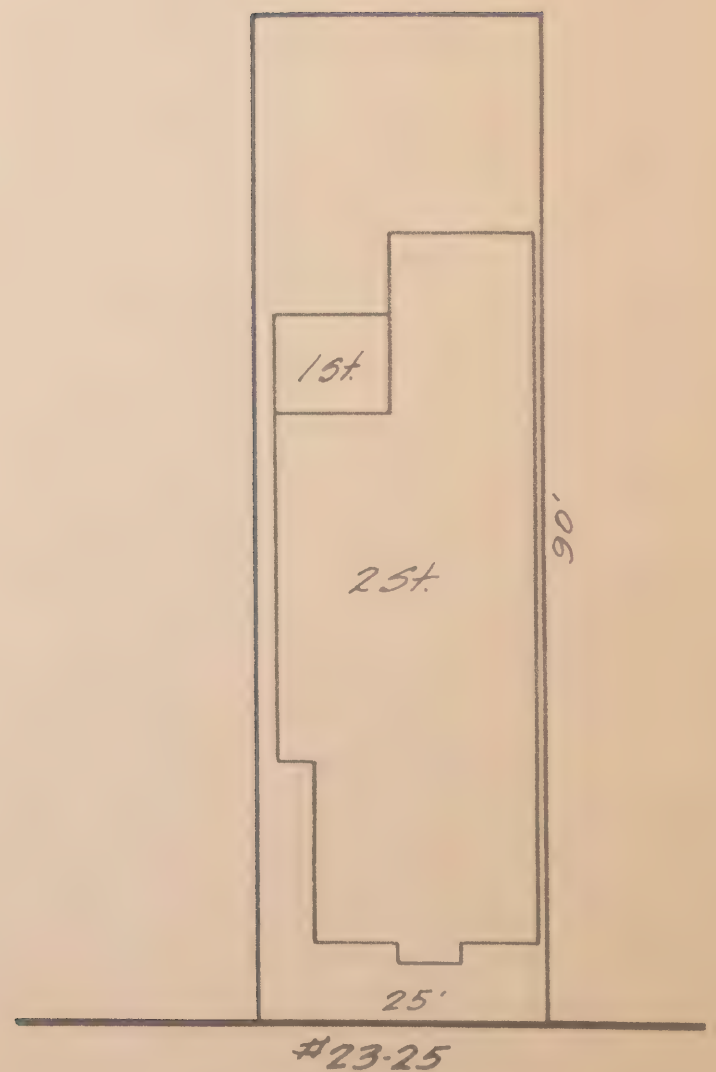
2,250 s.f. @ \$ 8.25	\$ 18,563	18,600
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm. Owner			75	
3-1 rm. ea. 36)			75	
2-1 rm. ea. 24) 1 flat			<u>150</u> x 120	18,000

LAND	\$ 10,500
IMPROVEMENTS	<u>8,500</u>

MARKET VALUE OF PROPERTY \$ 19,000



HOLLIS STREET



APPRAISAL

22-11

OWNER: Victoria B. Jones
PROPERTY ADDRESS: 19-21 Hollis

PARCEL NO. 724-27
DATE ACQ: 12-6-50

OWNER'S ADDRESS: 21 Hollis

ZONING: R-3

PRESENT USE: 2 res.

IRS:
CONSID: N.S.
BEST USE: Flats.

ASSESSED VALUE: Land \$ 790.00
Imps. 500.00
\$ 1,290.00

TAXES: \$ 107.20

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

Front - High basement, 1 st. fr. res. with garage and storage in basement and a 4-rm. res. upstairs.

Rear - High basement, 1 st. fr. res. in unhabitable condition.

SUMMATION APPROACH:

Rounded to

Land 2,250 s.f. @ \$4.67± \$ 10,500

Improvements

Front 1,540 s.f. @ \$3.00 \$4,620

Rear 1,386 s.f. - lump sum 1,000

5,620
16,120

\$16,100

MARKET COMPARISON:

Sales Most Comparable 653-25; 681-33

2,250 s.f. @ \$ 7.00

\$ 15,750

15,800

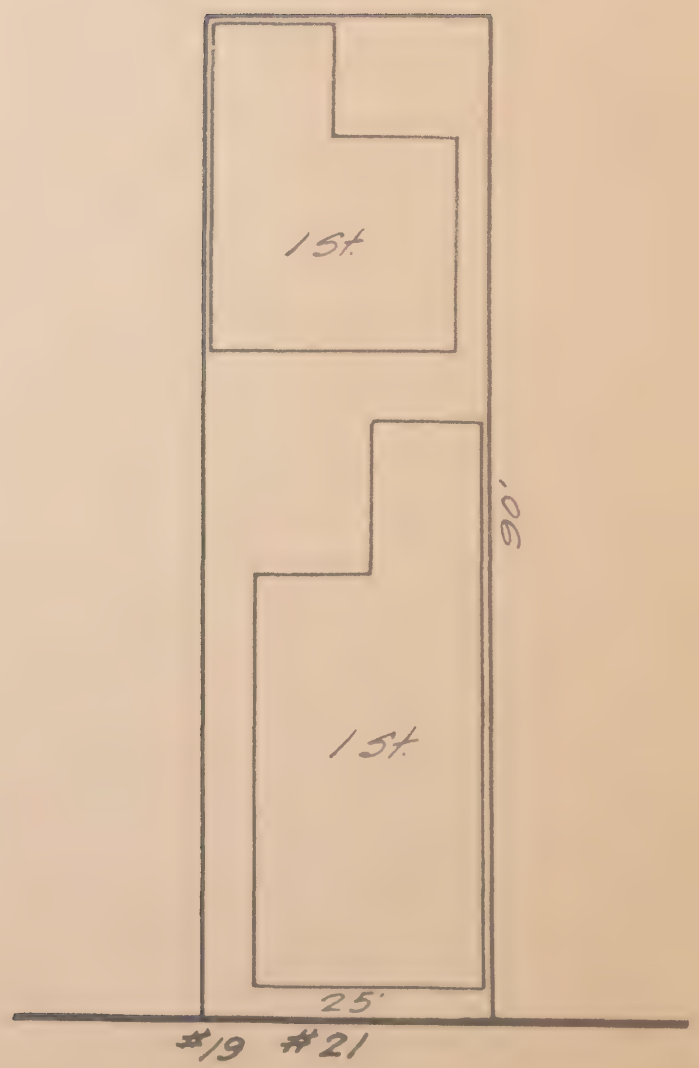
INCOME APPROACH:

Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 10,500
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 16,000



HOLLIS STREET



APPRAISAL

OWNER: Mary Etta Davis
PROPERTY ADDRESS: ~~11~~¹³-17 Hollis

PARCEL NO. 724-28
DATE ACQ: 8-2-60

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: No sale
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 560.00
Imps. 1,650.00
\$ 2,210.00

TAXES: \$ 183.66

LAND: DIMENSION 17.57± x 90 = 1,582

s. f.

IMPROVEMENTS: Condition Very Poor⁷³

Effective Age 70

A 3 st. fr. bldg. with a flat on ea. flr. Little maintenance and no renovation.

SUMMATION APPROACH:

Rounded to

Land 1,582 s.f. @ \$4.75^{4.75} \$ 7,500
Improvements 3,177 s.f. @ 2.00^{2.00} 6,354
13,854

\$13,900

MARKET COMPARISON:

Sales Most Comparable 738-12A; 743-6A
1,582 s.f. @ \$ 8.50

\$ 13,447

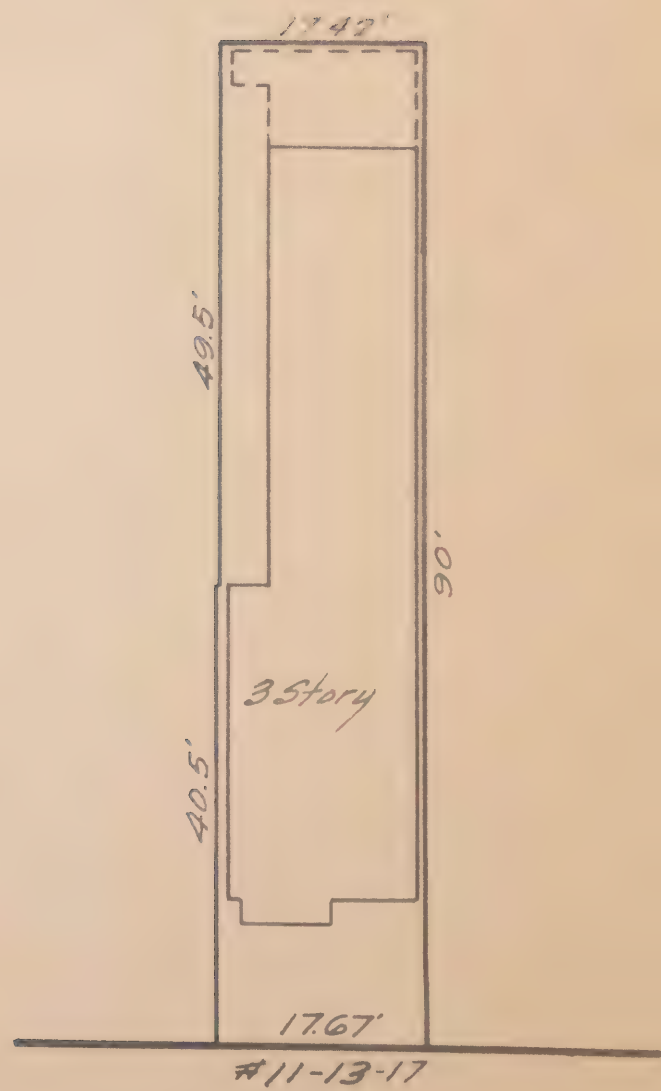
13,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	60		60
1-5 rm.	80		65
1-5 rm.	70		60
			185 x 80
			14,800

LAND \$ 7,500.00
IMPROVEMENTS 6,500.00

MARKET VALUE OF PROPERTY \$ 14,000.00



HOLLIS STREET



APPRAISAL

OWNER: Vera Pierson
 PROPERTY ADDRESS: 7-9 110111s

PARCEL NO. 22-9
 DATE ACQ: 724-29

OWNER'S ADDRESS: 38 Grafton

ZONING: R-3

PRESENT USE: Flats

IRS:
 CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 560.00
 Imps. 1,650.00
 \$ 2,210.00

TAXES: \$ 103.04

LAND: DIMENSION 17.6± x 90 = 1,585± s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70
 A 3 st. fr. bldg. with a flat on ea. flr. In January
 there was a fire that destroyed part of building. To be
 repaired by insurance.

SUMMATION APPROACH:

Rounded to

Land	1,585 s.f. @ \$4.73±	\$ 7,500	
Improvements	3,177 s.f. @ 2.00	6,354	
		<u>13,854</u>	\$13,900

MARKET COMPARISON:

Sales Most Comparable 738-12A; 743-6A
 1,585 s.f. @ \$ 8.50

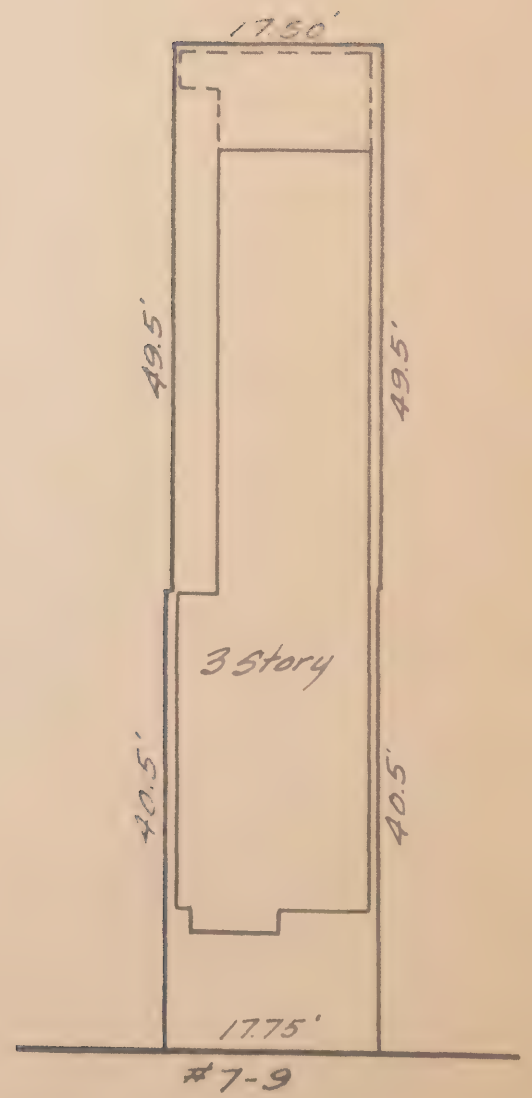
\$ 13,473 13,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	65		60	
1-5 rm.	65		65	
1-5 rm.	75		70	
			<u>195</u> x 75 =	
			14,625	14,600

LAND \$ 7,500.00
 IMPROVEMENTS 6,500.00

MARKET VALUE OF PROPERTY \$ 14,000.00



HOLLIS STREET



APPRAISAL

OWNER: Samuel L. Helmar et ux
 PROPERTY ADDRESS: 13-5 Hollis

PARCEL NO. 724-30
 DATE ACQ: 9-24-52

OWNER'S ADDRESS: 186 35th Avenue

IRS: \$4.95
 CONSID: N.S.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 590.00
 Imps. 1,900.00
 \$ 2,490.00

TAXES: \$ 206.92

LAND: DIMENSION 18.56± x 90 = 1,670 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

A 3 st. fr. bldg. with a flat on ea. flr. No renovation but some maintenance.

SUMMATION APPROACH:

Rounded to

Land	1,670 s.f. @ \$4.78	\$ 8,000	
Improvements	3,480 s.f. @ 2.00	6,960	
		<u>14,960</u>	\$15,000

MARKET COMPARISON:

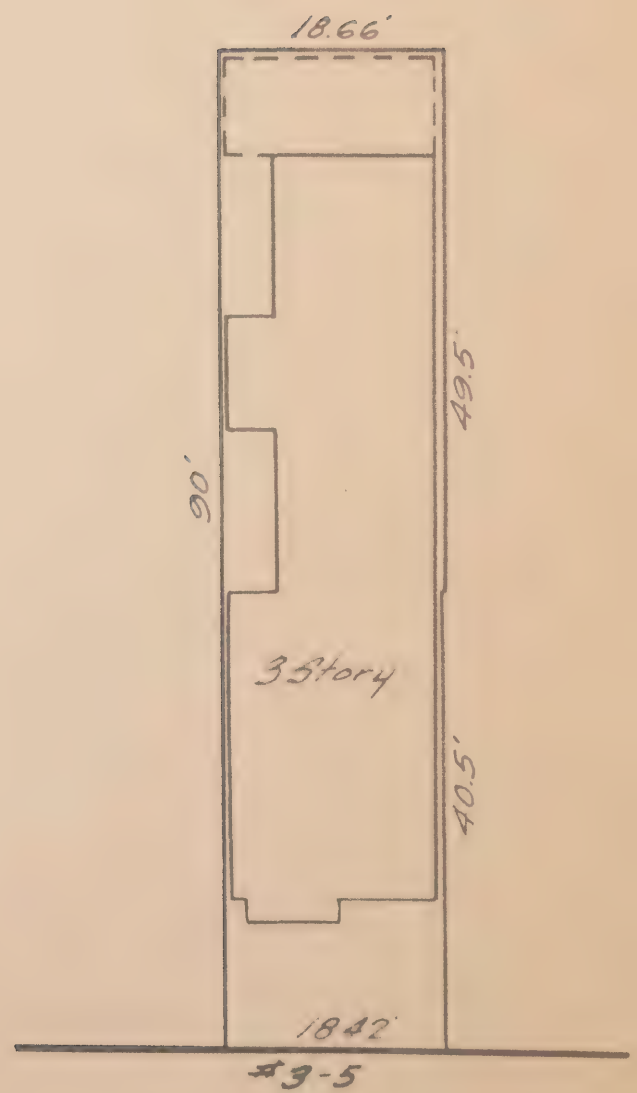
Sales Most Comparable	738-12A; 743-6A		
	1,670 s.f. @ \$ 8.50	\$ 14,195	14,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	65		65	
1-5 rm.	65		65	
1-5 rm.	75		70	
			<u>200</u> x 80	16,000

LAND	\$ 8,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 15,000



HOLLIS STREET

BLOCK 725

	NAME	LAND	IMPS	TOTAL
-1	Chan Shee Lee	\$ 7,500	\$ 29,500	37,000
-2	Faye Marie Woods	14,500	10,500	25,000
-3	Walter B. Trout et ux	8,600	7,900	16,500
-4	Velma E. Allen et al	8,300	7,700	16,000
-5	Louise A. Malfant ^o et al	10,500	9,500	20,000
-6	Albert P. Kogler et ux	11,500	1,500	13,000
-7	John Dondero	8,300	8,200	16,500
-8	Y. Yeram ⁸ an et ux	7,000	14,000	21,000
-9	Emil Fritz et ux	7,000	15,000	22,000
-10	John C. Hyles ³ et ux	7,000	15,000	22,000
-11	Joseph Ciarlo et ux	24,000	31,000	55,000
-12	Pamphil ⁴ Tesluck	24,000	136,000	160,000
-13	Quong Tong Yook et al	15,000	17,500	32,000
-14	Elinor M. Radford	6,000	8,500	14,500
-14A	Richard L. Steele et ux	6,000	9,000	15,000
-15	Rev. L.S. Rubin et al	25,000	15,000	40,000
-16	Pamphil ⁴ Tesluck et ux	100,000	65,000	165,000
-17	Heirs & Devisees of Est. of Wm. Wallace Sprague	30,000	20,000	50,000
-17A	Edward Debs et al	30,000	43,000	73,000
-17B	Gerald T. Vest	30,000	20,000	50,000
-18, -19	Benjamin Fireman	37,000	8,000	45,000
-20	T. Economaker ^{is} et al	24,000	7,500	31,500
-21	Foo Huey et al	12,000	14,000	26,000
-22	Julien Loustalet	12,000	12,500	24,500
-23	Lyle C. Horn	7,000	11,500	18,500
-23A	Daniel ⁶ McLoren	6,500	3,500	10,000
-24	Suey Lee	<u>12,000</u>	<u>21,000</u>	<u>33,000</u>
		\$490,700	\$561,800	\$1,052,500



APPRAISAL

OWNER: Chan Shee Lee
PROPERTY ADDRESS: 1363 Webster St.

PARCEL NO: 725-1
DATE ACQ: 1-29-55

OWNER'S ADDRESS: 1407 Powell

IRS: No
CONSID: Family
BEST USE: Same

ZONING: R-3

PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 1,800.00
Impe. 6,000.00
\$ 7,800.00

TAXES: \$ 653.16

LAND: DIMENSION 22.5 x 71 = 1,598

s.f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

3 st. fr. str. with 4 stores on 1st flr. and 2 apts. on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	1,598 s.f. @ \$4.69+	\$ 7,500	
Improvements	4,564 s.f. @ 6.50	29,666	
		<u>37,166</u>	\$37,200

MARKET COMPARISON:

Sales Most Comparable 769-17A; 773-3
1,598 s.f. @ \$ 23.20

\$ 37,074

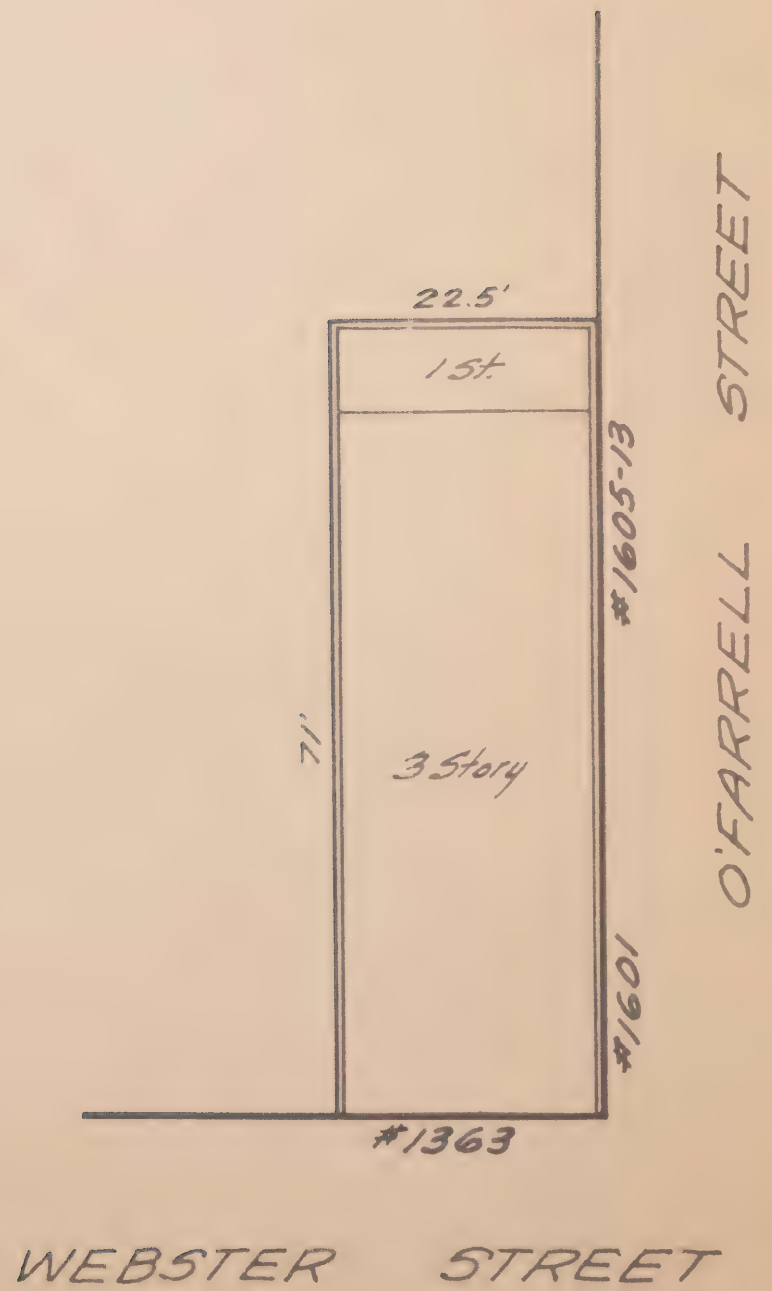
37,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1601 O'Farrell	75		75	
1607 "	65		65	
1611 "	65		65	
1613 "	30		30	
2-3 rms.	65 ea.		130	
1-3 rm.	70		70	
1-3 rm.	55		55	
			<u>490</u> x 75 =	
			36,750	36,800

LAND	\$ 7,500
IMPROVEMENTS	<u>29,500</u>

MARKET VALUE OF PROPERTY \$ 37,000





APPRAISAL

OWNER: Faye Marie Woods
 PROPERTY ADDRESS: 1351-61 Webster St.
 OWNER'S ADDRESS: 1359 Webster St.

23-14
 PARCEL NO. 725-2
 DATE ACQ: 3-26-45 & 11-12-49
 IRS: -
 CONSID: N.S.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,990.00
 Imps. 2,400.00
 \$ 4,390.00

TAXES: \$ 364.80

LAND: DIMENSION 45.5 x 71 = 3,231

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

2 st. fr. str. with bsmt. store & apt. There are 3 apts. on 1st & 2nd flrs. ea., with 3 rms. on 1st flr. & 3 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,231 s.f. @ \$4.49+	\$ \$14,500	
Improvements	5,337 s.f. @ 2.00	10,674	
		<u>25,174</u>	\$25,200

MARKET COMPARISON:

Sales Most Comparable 781-18; 758-8; 748-28
 3,231 s.f. @ \$ 7.80

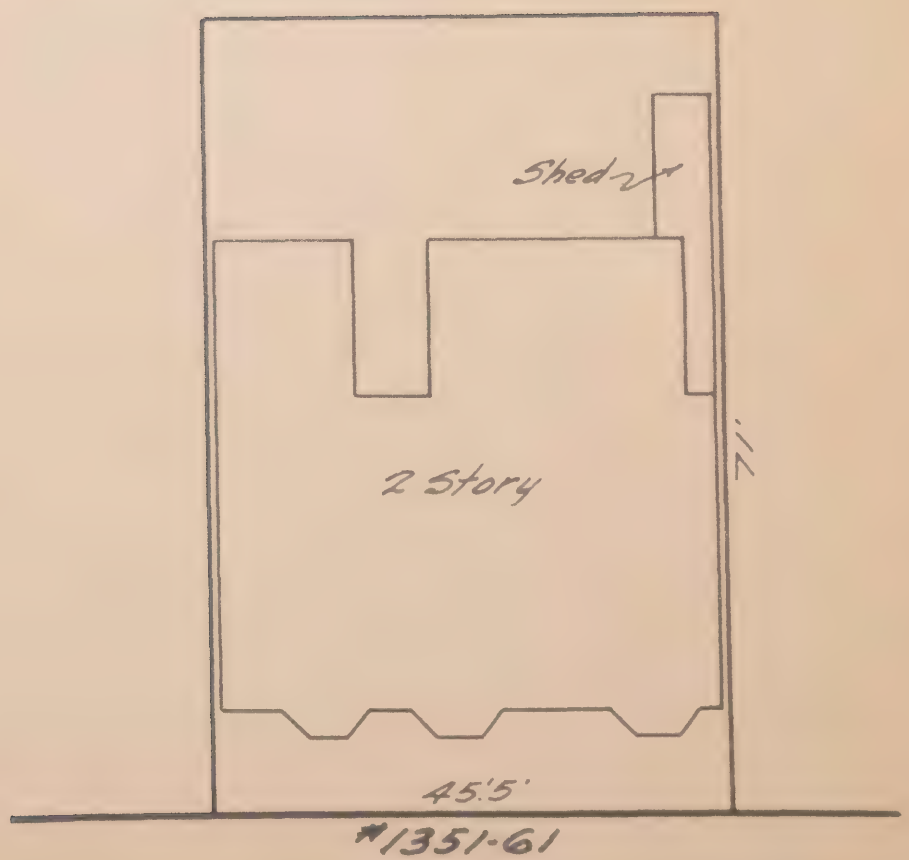
\$ 25,202 25,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. St. & Apt.	85		85	
3-6 rms.	85 ea.		255	
			<u>340</u> x 75	25,500

LAND	\$ 14,500
IMPROVEMENTS	<u>10,500</u>

MARKET VALUE OF PROPERTY \$ 25,000



WEBSTER STREET



APPRAISAL

23-13

OWNER: Walter B. Trout et ux
PROPERTY ADDRESS: 1347-49 Webster St.

PARCEL NO. 725-3
DATE ACQ: 1957

OWNER'S ADDRESS: 115 Thrift St.

IRS: \$12.65
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,180.00
Impe. 1,250.00
\$ 2,430.00

TAXES: \$ 201.94

LAND: DIMENSION 27 x 71 = 1,917

s. f.

IMPROVEMENTS: Condition Very poor Effective Age 70
2 st. fr. str. with bsmt. gar. and stg. There is a 1-6 rm. flat
on 1st flr. and 1-7 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,917 s.f. @ \$4.49+	\$ 8,600	
Improvements	2,911 s.f. @ 2.80	8,151	
		<u>16,751</u>	\$16,800

MARKET COMPARISON:

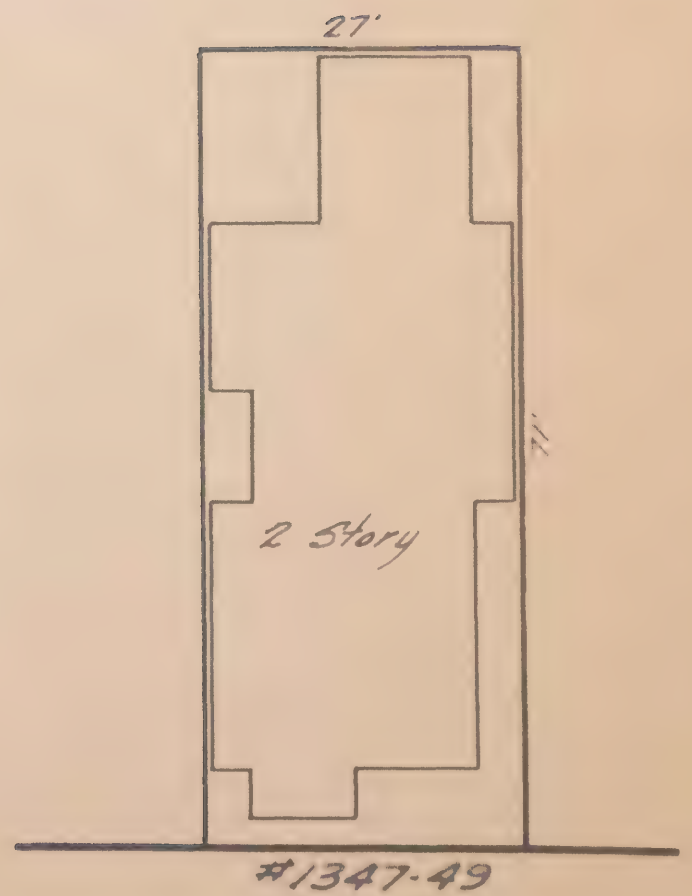
Sales Most Comparable	730-2; 1100-25; 1126-25		
	1,917 s.f. @ \$ 8.60	\$ 16,486	16,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	75		75	
1-7 rm.	85		85	
1 gar.	8		8	
			<u>168</u>	16,800
			x 100	

LAND	\$ 8,600
IMPROVEMENTS	<u>7,900</u>

MARKET VALUE OF PROPERTY \$ 16,500





APPRAISAL

23-12

OWNER: Velma E. Allen et al
PROPERTY ADDRESS: 1341-43 Webster St.

PARCEL NO. 725-4
DATE ACQ: 1-12-50

OWNER'S ADDRESS: 1101 Plymouth St.

IRS: \$11.00
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,400.00
Imps. 1,000.00
\$ 2,400.00

TAXES: \$ 199.44

LAND: DIMENSION 25 x 71 = 1,775

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. containing 2-6 rm. flats.

SUMMATION APPROACH:

Rounded to

Land	1,775 s.f. @ \$4.68+	\$ 8,300	
Improvements	2,666 s.f. @ 3.00	7,998	
		<u>16,298</u>	\$16,300

MARKET COMPARISON:

Sales Most Comparable	730-2; 725-23; 1100-25		
1,775	s.f. @ \$ 9.00	\$ 15,975	16,000

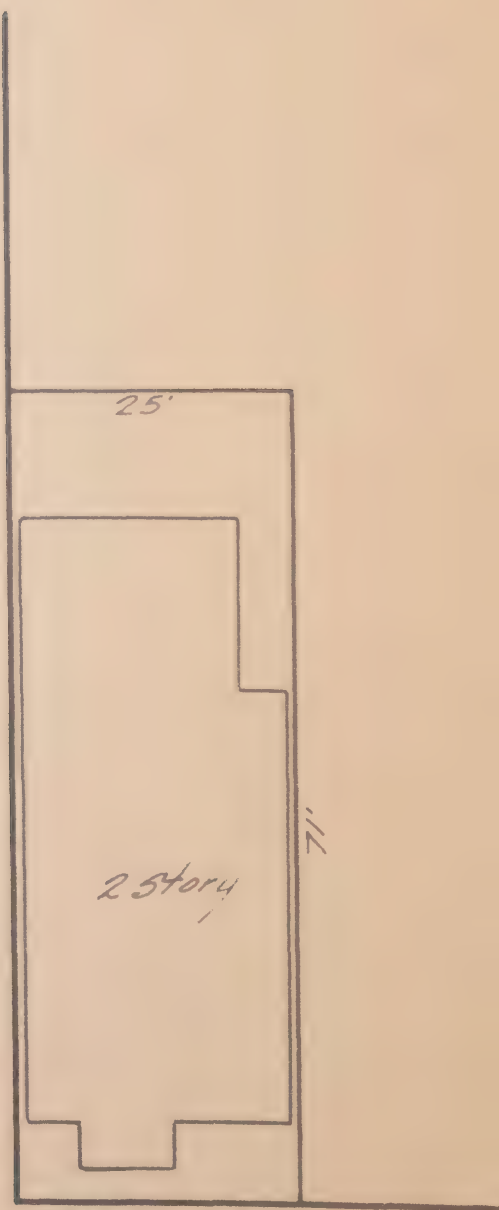
INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
2-6 rms.	75 ea.	80 ea.	160 x 100	16,000

LAND	\$ 8,300
IMPROVEMENTS	<u>7,700</u>

MARKET VALUE OF PROPERTY \$ 16,000

BYINGTON STREET



#1341-43

WEBSTER STREET



APPRAISAL

23-15

OWNER: Louise A. Malfant² et al
 PROPERTY ADDRESS: 1335-39 Webster St.

PARCEL NO. 725-5
 DATE ACQ:

OWNER'S ADDRESS: c/o Baldwin & Howell
 318-24 Kearny St.

IRS:
 CONSID:

ZONING: R-3

PRESENT USE: Store & hsekg. BEST USE: Apts.
 rooms

ASSESSED VALUE: Land \$ 1,740.00
 Imps. 3,200.00
 \$ 4,940.00

TAXES: \$ 410.52

LAND: DIMENSION 24 x 93.5 = 2,244 s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70
 3 st. fr. str. with store & 2 garages on 1st flr. and 23 housekeep-
 ing rms. on 2nd & 3rd flrs. All of the bldg. is vacant.

SUMMATION APPROACH:

Rounded to

Land	2,244 s.f. @ \$4.68±	\$ 10,500	
Improvements	6,704 s.f. @ 1.50	10,056	
		<u>20,556</u>	\$20,600

MARKET COMPARISON:

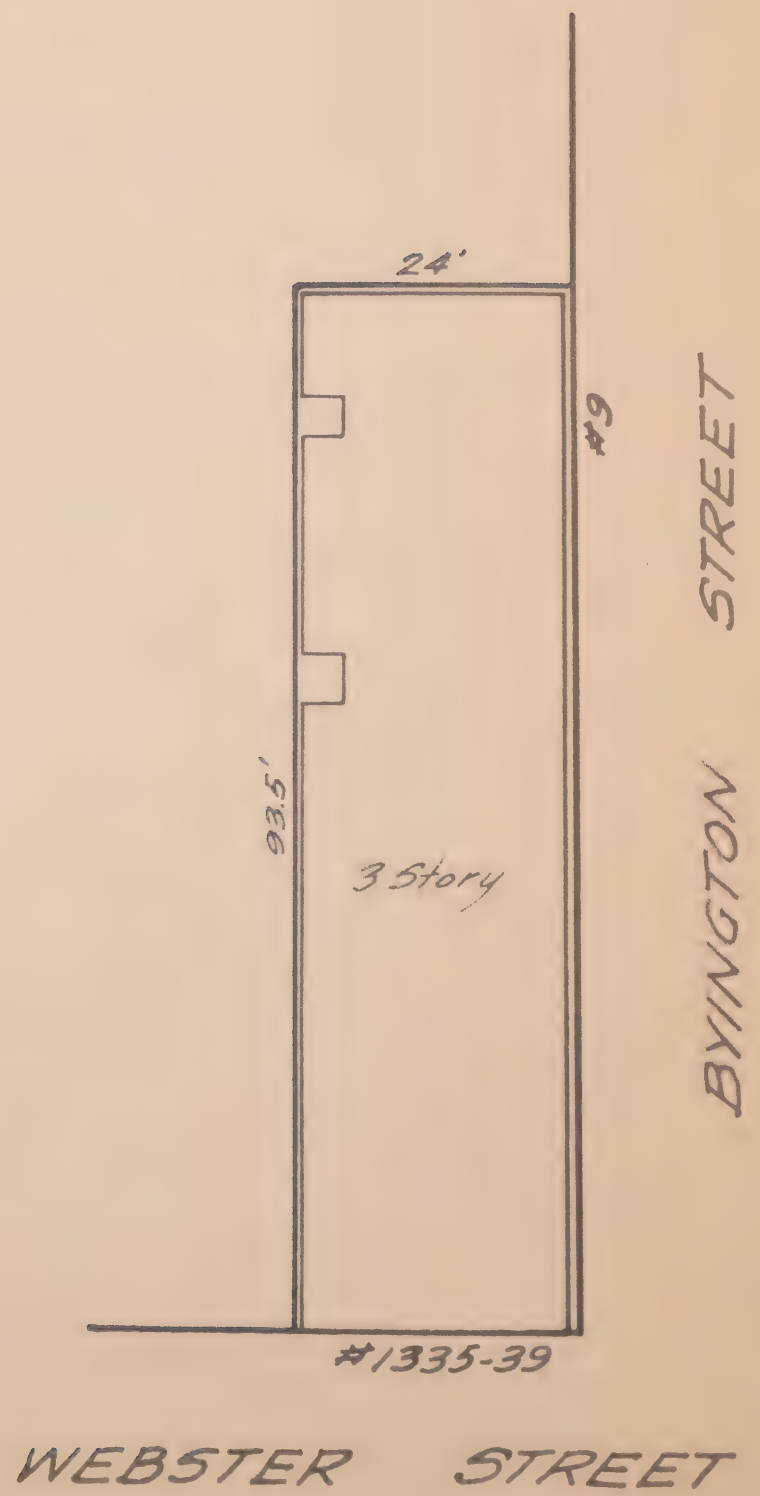
Sales Most Comparable			
2,244	s.f. @ \$ 8.90	\$ 19,972	20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Vacant		75	
2 garages	"	\$7.50 ea.	15	
23-1 rm.	"		200	
			<u>290</u> x 70	20,300

LAND	\$ 10,500
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 20,000





APPRAISAL

OWNER: Albert P. Kogler et ux
PROPERTY ADDRESS: 1307 Webster St.

PARCEL NO. 725-6
DATE ACQ: 4-21-31

OWNER'S ADDRESS: 1307 Webster St.

ZONING: R-3

PRESENT USE: Single fam.

IRS: -
CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,360.00
Imps. 250.00
\$ 1,610.00

TAXES: \$ 133.80

LAND: DIMENSION 28 x 93.5 = 2,618

s. f.

IMPROVEMENTS: Condition Very poor

Effective Age 70

1 st. fr. str. with bsmt. gar. & stg. There are 6 rms. on 1st flr.

SUMMATION APPROACH:

Rounded to

Land 2,618 s.f. @ \$4.39+
Improvements 1,541 s.f. @ 1.00

\$ 11,500
1,541
13,041

\$13,000

MARKET COMPARISON:

Sales Most Comparable 803-24; 804-27; 782-4A
2,618 s.f. @ \$ 5.00

\$ 13,090

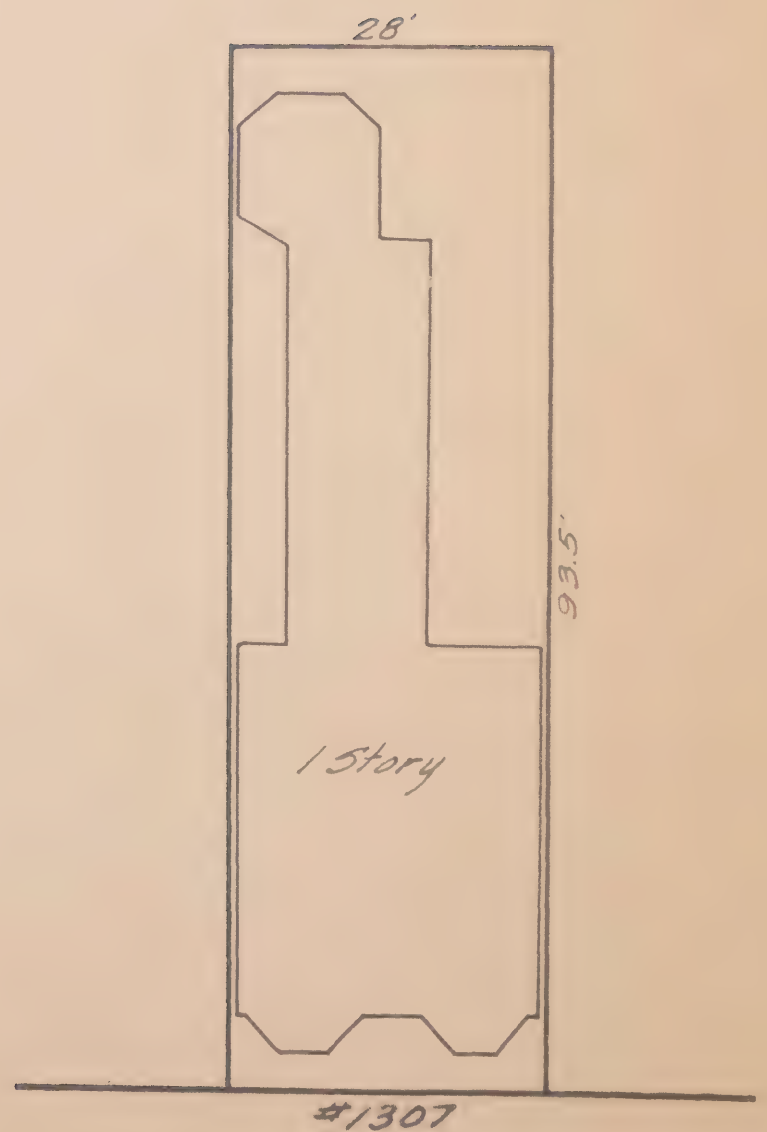
13,100

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,500
IMPROVEMENTS	1,500

MARKET VALUE OF PROPERTY \$ 13,000



WEBSTER STREET



APPRAISAL

23-26

OWNER: John Dondero
PROPERTY ADDRESS: 1500 Ellis

PARCEL NO. 725-7
DATE ACQ: 1-19-40

OWNER'S ADDRESS: Unknown

IRS: -

ZONING: R-3

PRESENT USE: Stores & apt.

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 2,070.00
Imps. 1,800.00

\$ 3,870.00

TAXES: \$ 321.60

LAND: DIMENSION 26 x 68 = 1,768

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

1 & 2 st. fr. str. with 2 stores on 1st flr. and 1-5 rm. apt. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 1,768 s. f. @ \$4.69+
Improvements 2,702 s. f. @ 3.10

\$ 8,300

8,376

16,676

\$16,700

MARKET COMPARISON:

Sales Most Comparable 678-8; 756-9
1,768 s. f. @ \$ 9.50

\$ 16,796

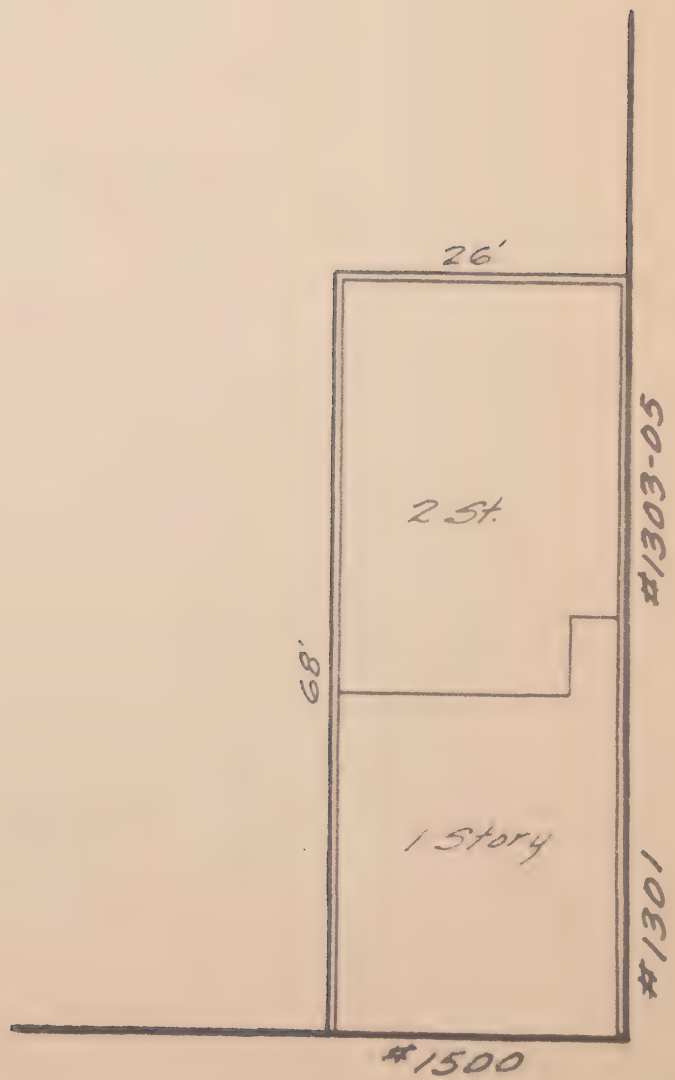
16,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
TV store	30		30	
B & S Auto	?		85	
1-5 rm.	50		50	
			165 x 100	16,500

LAND \$ 8,300
IMPROVEMENTS 8,200

MARKET VALUE OF PROPERTY \$ 16,500



WEBSTER STREET

ELLIS STREET



APPRAISAL

23-25

OWNER: Y. Yeramian et ux
PROPERTY ADDRESS: 1506-08 Ellis

PARCEL NO. 725-8
DATE ACQ: 8-15-61

OWNER'S ADDRESS: Unknown

IRS: \$5.50
CONSID: \$21,000 Ind.
BEST USE: Same

ZONING: R-3

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,270.00
Imps. 2,000.00
\$ 3,270.00

TAXES: \$ 271.74

LAND: DIMENSION 22.5 x 68 = 1,530

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

3 st. fr. str. with a store on 1st flr., 1-3 rm. flat on 2nd flr. and 1-4 rm. flat on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	1,530 s. f. @ \$4.58+	\$ 7,000	
Improvements	4,030 s. f. @ 3.50	14,105	
		21,105	\$21,100

MARKET COMPARISON:

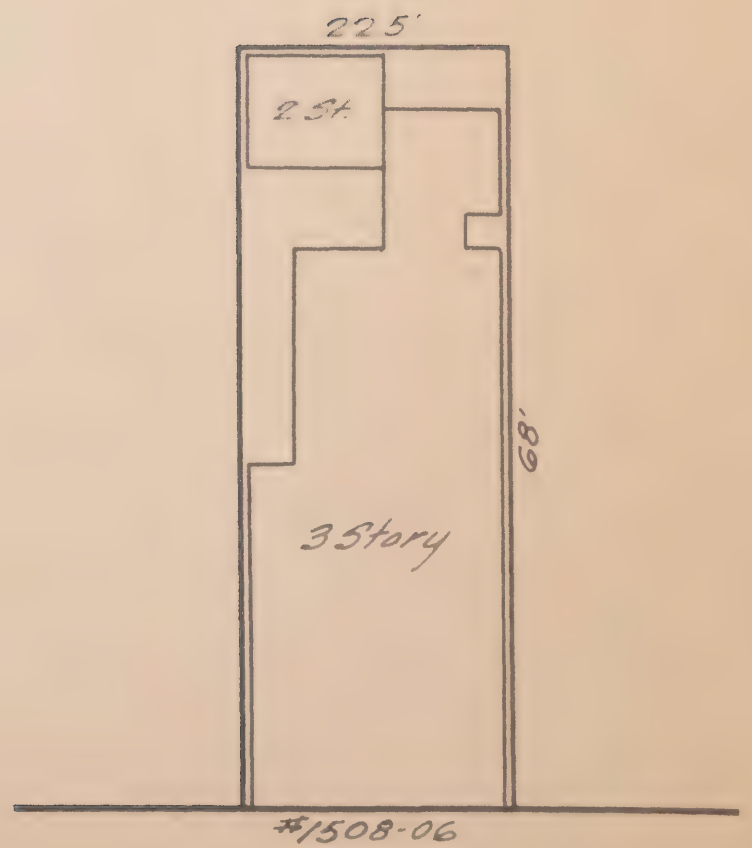
Sales Most Comparable	678-8; 758-24; 758-8		
1,530	s. f. @ \$ 13.50	\$ 20,655	20,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
1-store	\$ 75	\$	\$ 85	
1-3 rm.	75		65	
1-4 rm.	85		75	
			225 x 95 =	
			21,375	21,400

LAND	\$ 7,000
IMPROVEMENTS	14,000

MARKET VALUE OF PROPERTY \$ 21,000



ELLIS STREET



APPRAISAL

23-24

OWNER: Emil Fritz et ux
PROPERTY ADDRESS: 1512-18 Ellis

PARCEL NO. 725-9
DATE ACQ: 3-15-49

OWNER'S ADDRESS: 1248 Potrero

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,270.00
Imps. 2,000.00
\$ 3,270.00

TAXES: \$ 271.74

LAND: DIMENSION 22.5 x 68 = 1,530

s.f.

IMPROVEMENTS: Condition

Fair-to-poor

Effective Age

70

3 st. fr. str. with a store on 1st flr., 1-3 rm. flat on 2nd flr. and 1-4 rm. flat on 3rd.

SUMMATION APPROACH:

Rounded to

Land 1,530 s.f. @ \$4.58+ \$ 7,000
Improvements 3,516 s.f. @ 4.30+ 15,189
22,189

\$22,200

MARKET COMPARISON:

Sales Most Comparable 678-8; 758-24; 758-8
1,530 s.f. @ \$ 14.40

\$ 22,032

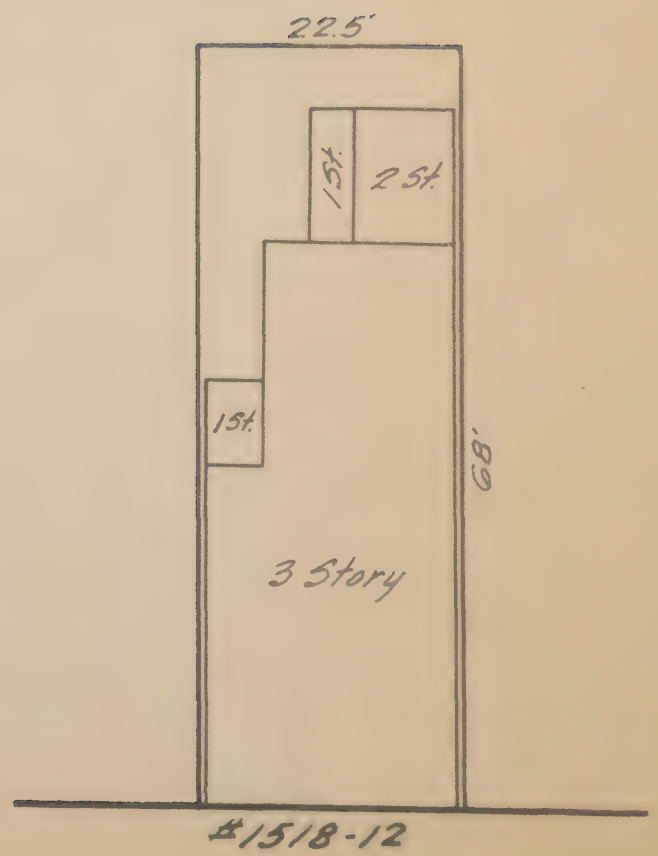
22,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	75		75
1-3 rm.	75		75
1-4 rm.	85		85
			235 x 95 =
			22,325
			22,300

LAND \$ 7,000
IMPROVEMENTS 15,000

MARKET VALUE OF PROPERTY \$ 22,000



ELLIS STREET



APPRAISAL

23-23

OWNER: John C. Hyles et ux
PROPERTY ADDRESS: 1520 Ellis

PARCEL NO. 725-10
DATE ACQ: 9-1-61

OWNER'S ADDRESS: Unknown

IRS: \$4.40
CONSID: \$21,000± Ind.
BEST USE: Same

ZONING: R-3

PRESENT USE: Stores & flats

ASSESSED VALUE: Land \$ 1,270.00
Imps. 2,100.00
\$ 3,370.00

TAXES: \$ 280.04

LAND: DIMENSION 22.5 x 68 = 1,530

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with a store on 1st flr., 1-3 rm. flat on 2nd flr.
and 1-4 rm. flat on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	1,530 s.f. @ \$4.58±	\$ 7,000	
Improvements	3,415 s.f. @ 4.30	14,685	
		<u>21,685</u>	\$21,700

MARKET COMPARISON:

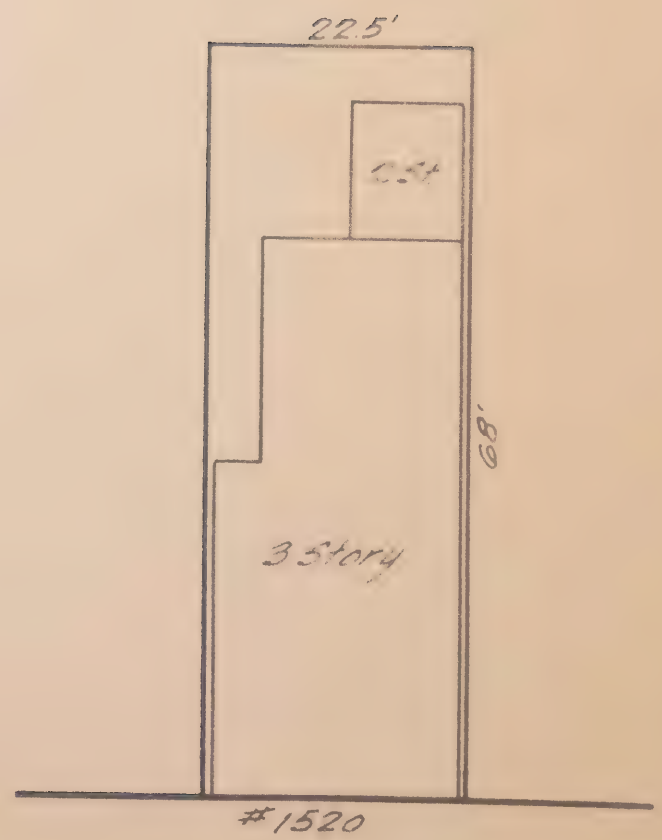
Sales Most Comparable	678-8; 758-24; 758-8		
1,530	s.f. @ \$ 14.40	\$ 22,032	22,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	75		75	
1-3 rm.	75		75	
1-4 rm.	85		85	
			<u>235</u> x 95 =	
			22,325	22,300

LAND	\$ 7,000
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 22,000



ELLIS STREET



APPRAISAL

23-16

OWNER: Joseph Ciarlo et al
PROPERTY ADDRESS: 1522-30 Ellis

PARCEL NO. 725-11
DATE ACQ: Prior 1952

OWNER'S ADDRESS: 198 Yerba Buena

IRS: -

ZONING: C-2

PRESENT USE: Warehouse

CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 3,390.00
Imps. 8,100.00
\$ 11,490.00

TAXES: \$ 954.82

LAND: DIMENSION 45 x 120 = 5,400

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

2 st. reinforced conc. str. used as a warehouse.

SUMMATION APPROACH:

Rounded to

Land	5,400 s.f. @ \$4.44±	\$ 24,000
Improvements	10,800 s.f. @ 3.00	<u>32,400</u>

\$56,400

MARKET COMPARISON:

Sales Most Comparable 771-15; 767-10
5,400 s.f. @ \$ 10.20

\$ 55,080

55,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Warehouse	\$ Owner	\$	\$ 600 x 90
			54,000

LAND	\$ 24,000
IMPROVEMENTS	<u>31,000</u>

MARKET VALUE OF PROPERTY \$ 55,000

BYINGTON STREET



ELLIS STREET



APPRAISAL

23-17

OWNER: Pamphila Tesluck
PROPERTY ADDRESS: 1534-42 Ellis

PARCEL NO. 725-12
DATE ACQ: 10-28-60

OWNER'S ADDRESS: 5646 Geary Blvd.

IRS: -
CONSID: \$152,000
BEST USE: Same

ZONING: C-2 PRESENT USE: Hotel

ASSESSED VALUE: Land \$ 3,390.00
Imps. 57,200.00
\$ 60,590.00

TAXES: \$ 5,035.02

LAND: DIMENSION 45 x 120 = 5,400

s.f.

IMPROVEMENTS: Condition Fair Effective Age 35 =
6 st. steel fr. & reinforced conc. str. with bsmt. for stg. & heating.
The 1st flr. has a bar, restaurant, & lobby. There are 23 rms. on
ea. of the next 5 flrs. There are 8 baths on ea. flr. There is
one elevator in the bldg.

SUMMATION APPROACH:

Rounded to

Land	5,400 s.f. @ \$4.44+	\$ 24,000	
Improvements	34,412 s.f. @ 4.00	137,648	
		<u>161,648</u>	\$161,600

MARKET COMPARISON:

Sales Most Comparable 725-12; 732-11
5,400 s.f. @ \$ 30.00 \$ 162,000

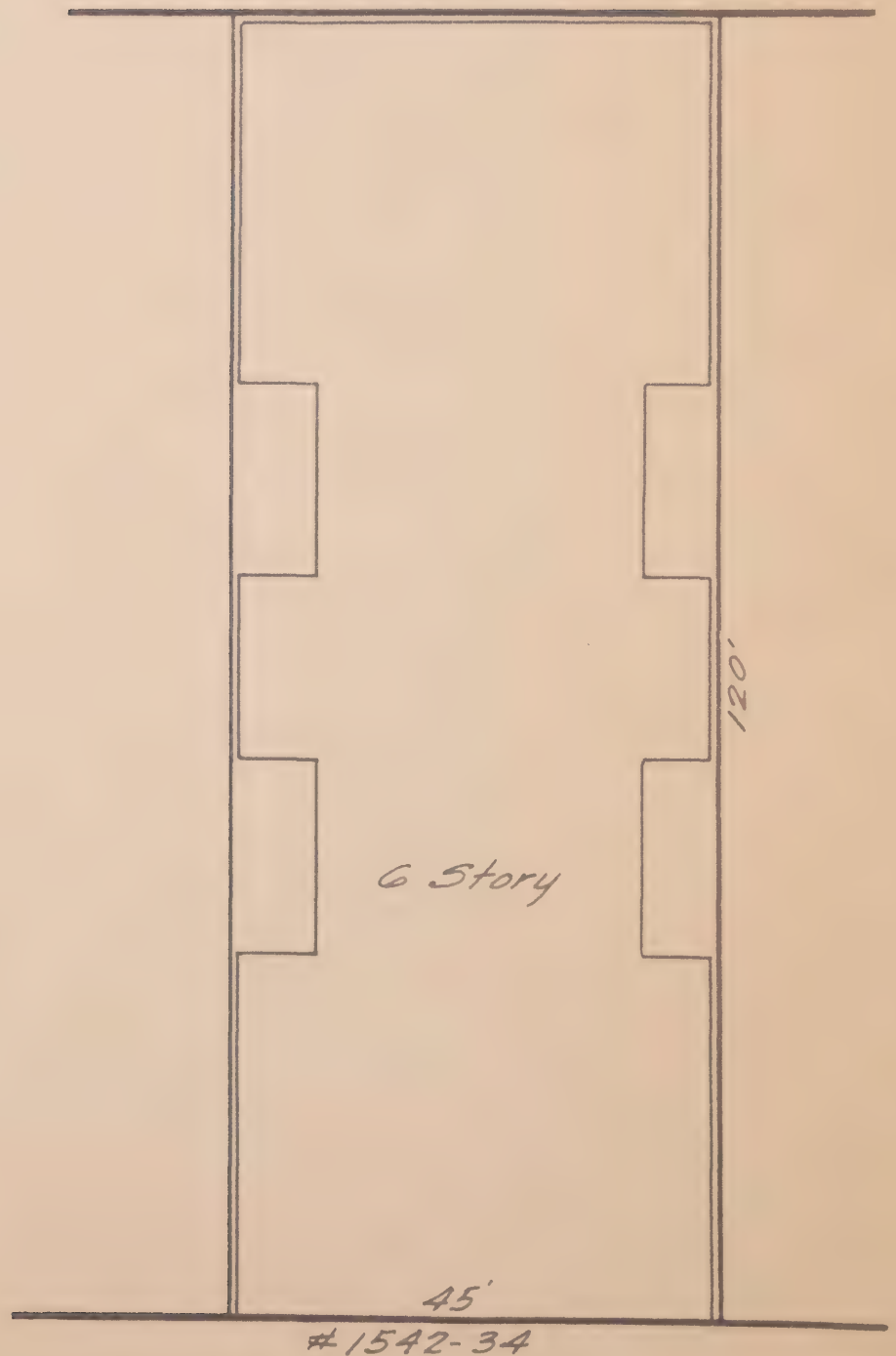
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-bar	450 (L)		300	
1- cafe	50		50	
115-1 rm.	\$6 to \$8/night (M.L.)		1,500	
			<u>1,850</u> x 90	166,500

LAND	\$ 24,000
IMPROVEMENTS	<u>136,000</u>

MARKET VALUE OF PROPERTY \$ 160,000

BYINGTON STREET



ELLIS STREET



APPRAISAL

23-22

OWNER: Quong Tong Yook et ux
PROPERTY ADDRESS: 1546-50 Ellis

PARCEL NO. 725-13
DATE ACQ: 10-8-52

OWNER'S ADDRESS: Unknown

IRS: \$24.20
CONSID: N.S.
BEST USE: Same

ZONING: C-2

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,720.00
Imps. 3,100.00
\$ 5,820.00

TAXES: \$ 483.64

LAND: DIMENSION 45.75 x 75 = 3,431

s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70
2 st. fr. str. with bsmt. stg. & 4-6 rm. flats.

SUMMATION APPROACH:

Rounded to

Land	3,431 s.f. @ \$4.37+	\$ 15,000	
Improvements	6,278 s.f. @ 2.80	17,578	
		<u>32,578</u>	\$32,600

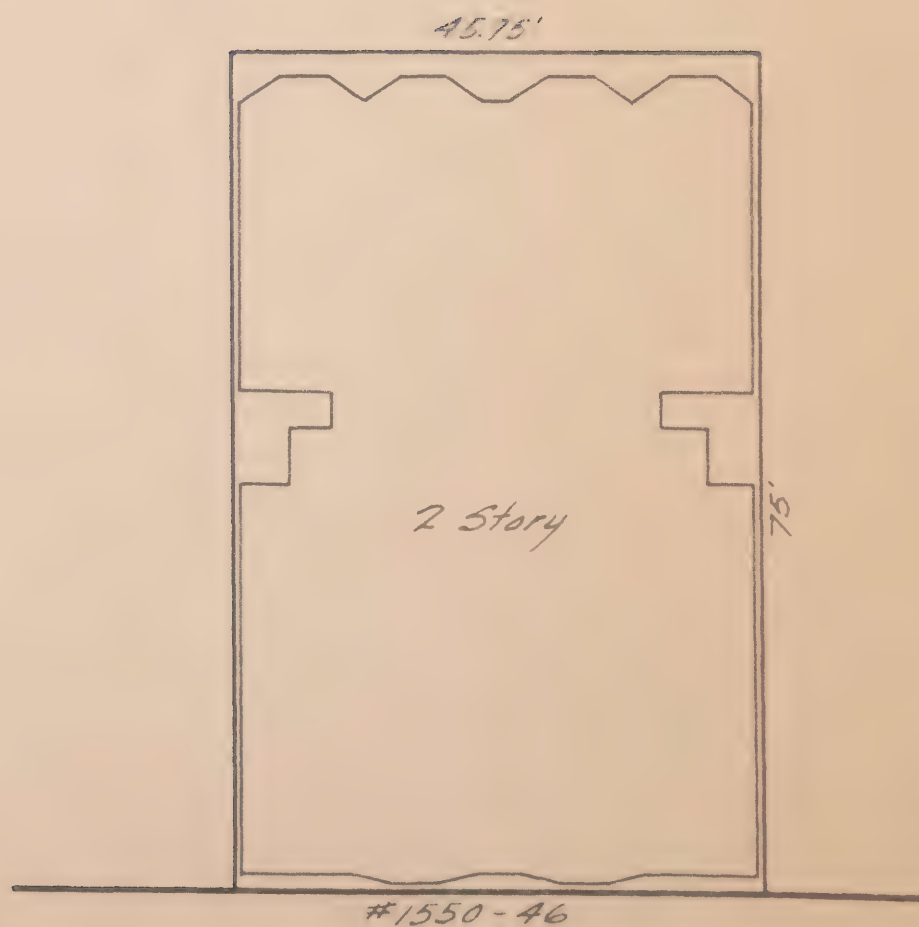
MARKET COMPARISON:

Sales Most Comparable	744-17; 743-10		
	3,431 s.f. @ \$ 9.50	\$ 32,595	32,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-6 rms.	70 ea.	85 ea.	340 x 95 =	32,300

LAND	\$ 15,000
IMPROVEMENTS	<u>17,500</u>
MARKET VALUE OF PROPERTY \$	32,500



ELLIS STREET



APPRAISAL

23-19

OWNER: Richard L. Steele et ux
PROPERTY ADDRESS: 51-53 Byington

PARCEL NO. 725-14A
DATE ACQ: Prior 1945

OWNER'S ADDRESS: 51 Byington

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 560.00
Imps. 900.00
\$ 1,460.00

TAXES: \$ 121.32

LAND: DIMENSION 22.88 x 45 = 1,030

IMPROVEMENTS: Condition Fair Effective Age 70 ±
2 st. fr. str. with bsmt. stg. and rumpus rm. There is a 1-4 rm.
flat on 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,030 s.f. @ \$5.83±	\$ 6,000	
Improvements	2,177 s.f. @ 4.30	9,361	
		<u>15,361</u>	\$15,400

MARKET COMPARISON:

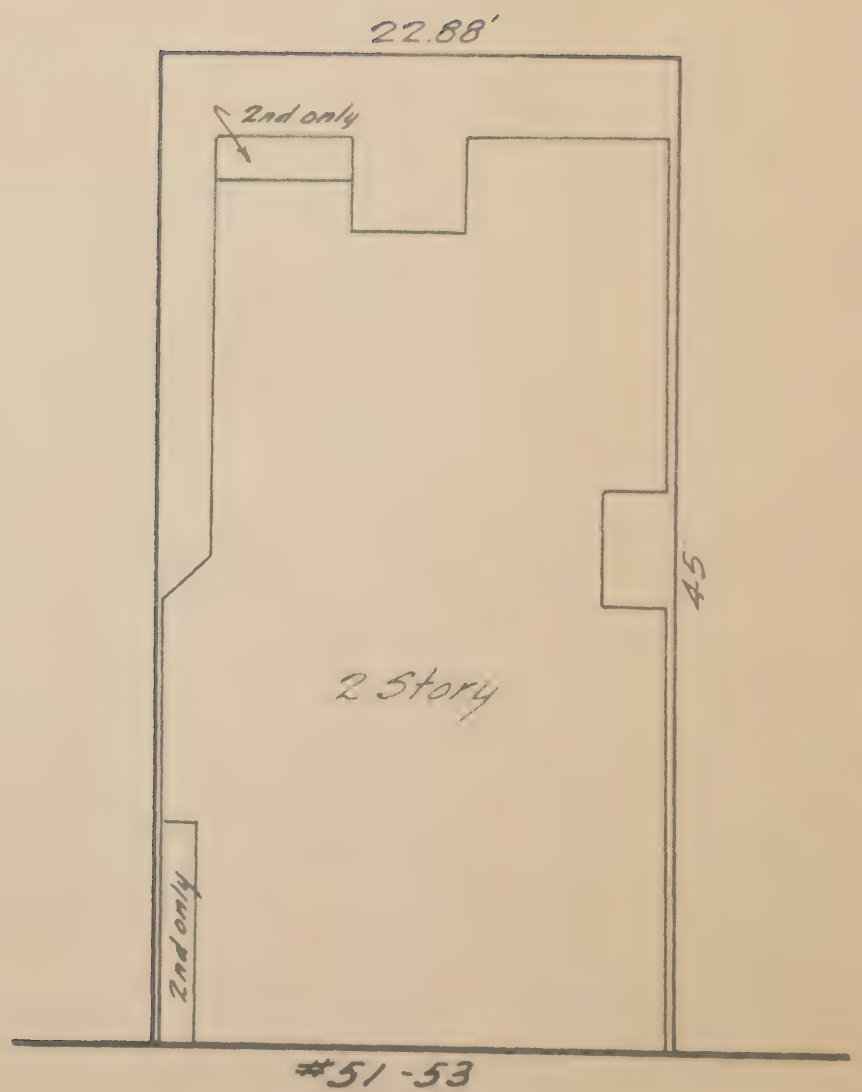
Sales Most Comparable	743-6A; 730-2; 1100-25		
	1,030 s.f. @ \$ 14.60	\$ 15,038	15,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	Owner		80	
1-5 rm.	Owner		85	
			<u>165</u>	
			x 90 =	
			14,850	14,900

LAND	\$ 6,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 15,000



BYINGTON STREET



APPRAISAL

23-20

OWNER: Rev. L. S. Rubin et al
PROPERTY ADDRESS: 1554 Ellis

PARCEL NO. 725-15
DATE ACQ: 1-6-62

OWNER'S ADDRESS: 1554 Ellis

IRS: no
CONSID: Family
BEST USE: Com.

ZONING: C-2

PRESENT USE: Church & apts.

ASSESSED VALUE: Land \$ 3,450.00
Impe. 5,000.00
\$ 8,450.00

TAXES: \$ Com.

LAND: DIMENSION 45.75 x 120 = 5,490

IMPROVEMENTS: Condition See below Effective Age 70
1 & 2 st. fr. str. The 1st flr. has 2 rms., 1 with wd. flr. and
in good condition, 1 with conc. flrs. in poor condition. There
is a gar. at the rear of the bldg. with 2 apts. over on the 2nd
flr. Entry to apts. was refused.

SUMMATION APPROACH:

Rounded to

Land	5,490 s.f. @ \$4.55+	\$ 25,000	
Improvements	6,871 s.f. @ 2.20	15,116	
		<u>40,116</u>	\$40,100

MARKET COMPARISON:

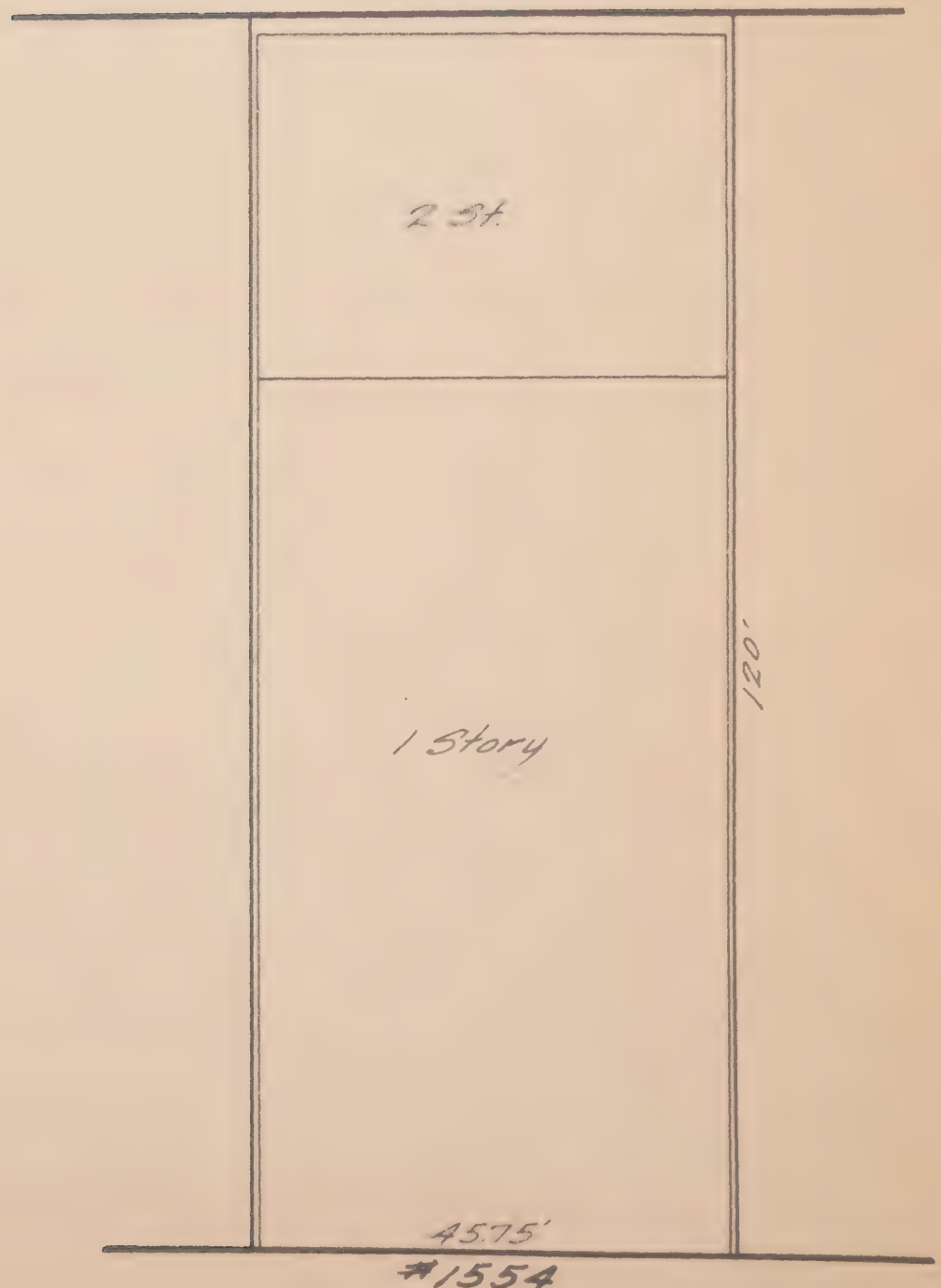
Sales Most Comparable	773-26		
	5,490 s.f. @ \$ 7.30	\$ 40,077	40,100

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 25,000
IMPROVEMENTS	15,000
	<u>40,000</u>
MARKET VALUE OF PROPERTY	\$ 40,000

BYINGTON STREET



ELLIS STREET



APPRAISAL

23-21

OWNER: Pamphil~~14~~ Tesluck et ux
PROPERTY ADDRESS: 1400-26 Fillmore

PARCEL NO. 725-16
DATE ACQ: 11-18-60

OWNER'S ADDRESS: 5646 Geary Blvd.

IRS: \$165.00
CONSID: \$150,000
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores & Hotel

ASSESSED VALUE: Land \$ 38,000.00
Imps. 24,000.00
\$ 62,000.00

TAXES: \$ 5,152.20

LAND: DIMENSION 120 x 137.5 = 16,500

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

=

A 3 st. fr. and stucco bldg. with 9 stores at street level and a 100 rm. hotel on 2nd and 3rd flrs. There is a condemnation order on the hotel and it is vacant. According to the owner, abatement resulted from use of the rooms for housekeeping purposes.

SUMMATION APPROACH:

Rounded to

Land	16,500 s.f. @ \$6.06±	\$ 100,000
Improvements		
Stores	16,500 s.f. @ \$2.25	\$37,125
Hotel	30,056 (conversion value)	15,000
		52,125
		152,125

\$152,100

MARKET COMPARISON:

Sales Most Comparable 725-16; 732-15
16,500 s.f. @ \$ 10.00

\$

165,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$		\$	\$
Ellis St.			
1568-70	160		160
1574	75		75
1580	75		75
1588	75		75
Fillmore			
1400	200		200
1402	135		250
1404	75		75
1406	175		175
1418	300		300
1426	250		250
Hotel	Vacant	(ML) 1,000	
		2,635 x 70 =	
		184,450	

184,500

LAND	\$ 100,000
IMPROVEMENTS	65,000

MARKET VALUE OF PROPERTY \$ 165,000

A hand-drawn site plan of a building complex. The plan is bounded by a 120' horizontal line at the top and a 137.5' vertical line on the right. The left boundary is marked with a vertical line and the number 499. The plan features several rectangular areas and a central irregular shape. Labels include '3 story' in the top-left and bottom-right areas, '2 st' in the central area, and '1st' in four small rectangular boxes along the right boundary. The bottom of the plan is marked with two horizontal lines and the numbers #1426-18 and #1408-00.

120'

3 story

2 st

3 story

1st

1st

1st

1st

137.5'

#1426-18

#1408-00

499

#1580-68

#1598-88

ELLIS STREET

FILLMORE STREET



APPRAISAL

Wm. Wallace Sprague

23-10

OWNER: Heirs & Devisees of Est. of /

PARCEL NO. 725-17

PROPERTY ADDRESS: 1432-44 Fillmore

DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS: -

ZONING: C-2

PRESENT USE: Stores

CONSID: Same
BEST USE:

ASSESSED VALUE: Land \$ 13,385.00
Imps. 7,700.00
\$ 21,085.00

TAXES: \$ 1,752.16

LAND: DIMENSION 60 x 82.5 = 4,950

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

1 st. reinforced conc. str. with 3 stores.

SUMMATION APPROACH:

Rounded to

Land	4,950 s.f. @ \$6.06±	\$ 30,000
Improvements	4,650 s.f. @ 4.50	20,925
		<u>50,925</u>

\$50,900

MARKET COMPARISON:

Sales Most Comparable 684-24; 756-11
4,950 s.f. @ \$ 10.00

\$

49,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Meat Mkt.	250		200	
Cleaners	250		200	
1-store	Vacant		200	
			<u>600</u> x 85	51,000

The following machinery inventory is included for information purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$27,480.

LAND	\$ 30,000
IMPROVEMENTS	<u>20,000</u>
MARKET VALUE OF PROPERTY	\$ 50,000

EQUIPMENT

1432-44 Fillmore St.

1432 - Vacant

NV

1440 - Dry Cleaners

Item of neighborhood dry cleaning equipment:
Boiler, dry clean unit with filter, 5 presses,
spotting board, fashioner, 2 puff tables and
pipe racks. . , . .

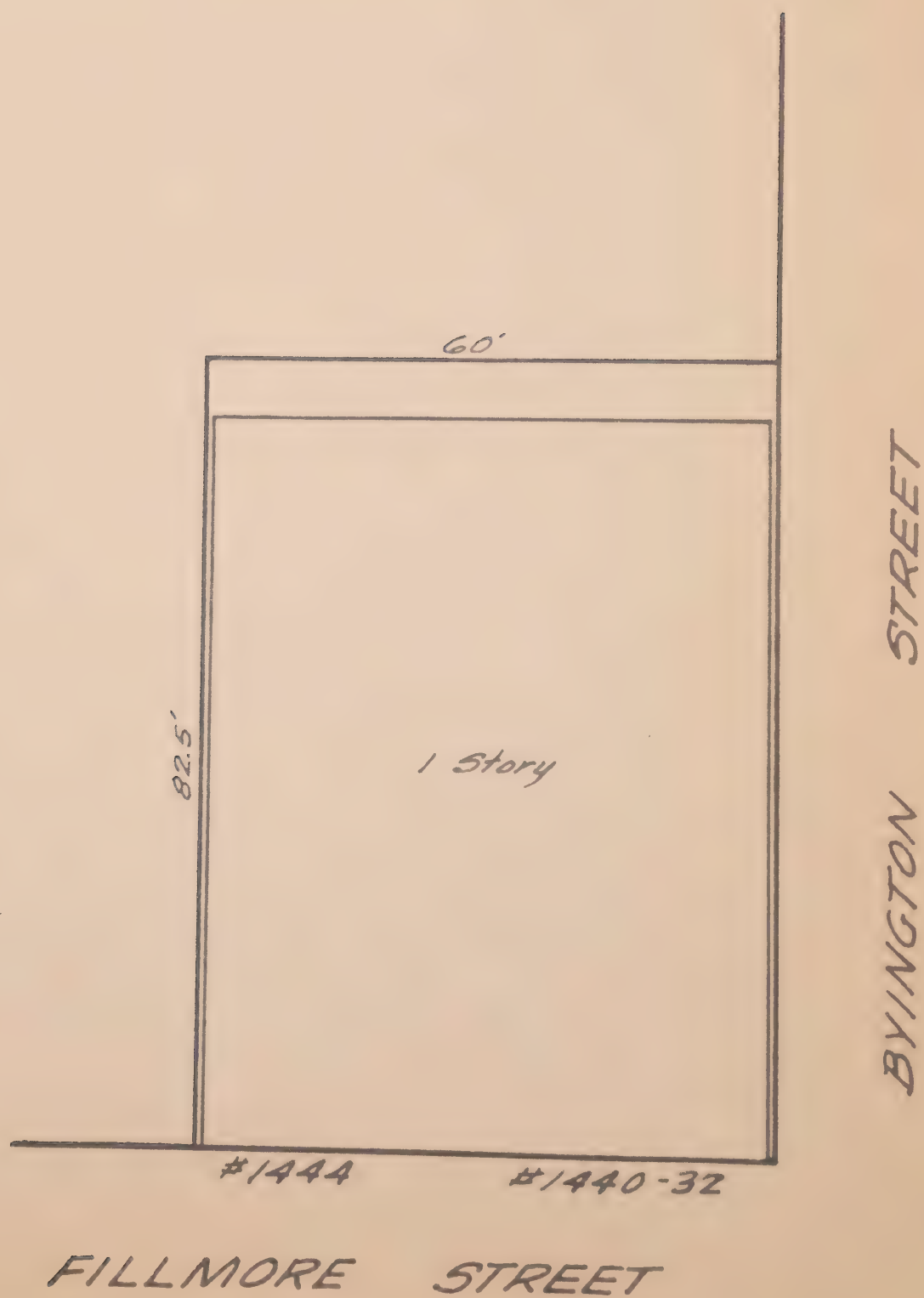
\$17,355

1444 Fillmore - Meat Market

Item of meat market equipment:
Meat track through shop, boxes and down alley
to side street. 2 rm. walk-in box, 36' Hill
meat counter, refrigeration, refrigerated
window section and clean up sinks.

10,125

\$27,480.00





APPRAISAL

23-9

OWNER: Edward Debs et al
PROPERTY ADDRESS: 1448-60 Fillmore

PARCEL NO. 725-17A
DATE ACQ: 3-12-48

OWNER'S ADDRESS: 1641 Fillmore

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 14,510.00
 Imps. 8,000.00
 \$ 22,510.00

TAXES: \$ 1,870.58

LAND: DIMENSION 60 x 82.5 = 4,950

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40

2 st. brick str. with 3 stores on 1st flr. and a loft on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	4,950 s.f. @ \$6.06+	\$ 30,000
Improvements	9,640 s.f. @ 4.50	43,380
		<u>73,380</u>

\$73,400

MARKET COMPARISON:

Sales Most Comparable 684-24; 750-2
 4,950 s.f. @ \$ 15.00

\$ 74,250

74,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
2 stores & loft	1,050	\$	\$ 650
1 store	200		200
			<u>850 x 85 =</u>
			72,250
			72,300

There is a master lease on the corner store, middle store & loft. The middle store and loft are vacant.

LAND	\$ 30,000
IMPROVEMENTS	<u>43,000</u>

MARKET VALUE OF PROPERTY \$ 73,000

O'FARRELL STREET

#1695

60'

2 Story

82.5'

#1460

#1450-48

FILLMORE STREET



APPRAISAL

23-8

OWNER: Gerald T. Vest
PROPERTY ADDRESS: 1671-81 O'Farrell

PARCEL NO. 725-17B
DATE ACQ: 3-21-46

OWNER'S ADDRESS: 1675 O'Farrell

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: C-2

PRESENT USE: Store & wrhse.

ASSESSED VALUE: Land \$ 4,140.00
Imps. 7,750.00
\$ 11,890.00

TAXES: \$ 988.06

LAND: DIMENSION 55 x 120 = 6,600

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50

1 st. brick bldg. with 3 stores and a warehouse.

SUMMATION APPROACH:

Rounded to

Land	6,600 s. f. @ \$4.55±	\$ 30,000
Improvements	6,600 s. f. @ 3.50	23,100
		<u>53,100</u>

\$53,100

MARKET COMPARISON:

Sales Most Comparable 733-2; 784-27
6,600 s. f. @ \$ 7.60

\$ 50,160

50,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
2 stores & wrhse.	Owner	\$	\$ 400	
1 store	70		100	
			<u>500</u> x 100	50,000

LAND	\$ 30,000
IMPROVEMENTS	20,000
	<u>50,000</u>

MARKET VALUE OF PROPERTY \$ 50,000

BYINGTON STREET



#1671-81

O'FARRELL STREET





APPRAISAL

23-7

OWNER: Benjamin Fireman
 PROPERTY ADDRESS: 1661-65 O'Farrell (18)
 1657-59 O'Farrell (19)
 OWNER'S ADDRESS: 59 Kittridge Terrace

PARCEL NO. 725-18,-19
 DATE ACQ: 7-14-59

IRS: -
 CONSID: Decree
 BEST USE: Same

ZONING: C-2 PRESENT USE: Com. & apts.

ASSESSED VALUE: Land \$ 5,180.00
 Impe. 4,500.00
 \$ 9,680.00

TAXES: \$ 804.40

LAND: DIMENSION 68.75 x 120 = 8,250 s.f.

IMPROVEMENTS: Condition See below Effective Age 70 ±

18 Front: 3 st. fr. bldg. with 2 stores on 1st flr. & 2 flats above.

The bldg. is poor & vacant except for small cafe.

18 Rear: 2 st. fr. bldg. with gar. on 1st flr. & a res. above. Vacant and poor.

19 Front: 1 st. fr. & stucco bldg. cont. 2 stores. Fair condition.

19 Rear: 1 st. fr. stg. str. with conc. flr., fair condition.

SUMMATION APPROACH: Rounded to

Land 8,250 s.f. @ \$4.48± \$ 37,000

Improvements

(18) 4,662 s.f. conversion use \$2,000

(19) 2,176 s.f. @ \$3.00 6,528

1,190 s.f. @ 2.00 2,380

10,908

47,908

\$47,900

MARKET COMPARISON:

Sales Most Comparable 733-2; 784-27

8,250 s.f. @ \$ 5.50

\$ 45,375

45,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
(18) Store	Vacant		50	
Store	100		75	
House	Vacant		75	
(19) 2 stores	100	75	150	
Stg.	100		50	
			400 x 90	36,000

LAND \$ 37,000
 IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 45,000

BYINGTON

STREET

68.76'

Storage

Storage

Shop
1st.

3rd only

120'

1st.

3 Story

1st.

#1657-59

#1661-65

O'FARRELL

STREET



APPRAISAL

23-6

OWNER: Thrassyvoulas Economakos et al
PROPERTY ADDRESS: 1641-43 O'Farrell

PARCEL NO. 725-20
DATE ACQ: 4-4-55

OWNER'S ADDRESS: 1122 Sutter St.

IRS: -

ZONING: C-2

PRESENT USE: Stores & apts. BEST USE: Same

CONSID: N.S.

ASSESSED VALUE: Land \$ 3,410.00
Imps. 3,300.00
\$ 6,710.00

TAXES: \$ 557.60

LAND: DIMENSION 45.25 x 120 = 5,430 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

1 & 2 st. fr. str. with stores in front, stg. at rear and 2-5 rm. flats on 2nd flr. Entry refused.

SUMMATION APPROACH:

Rounded to

Land	5,430 s.f. @ \$4.41+	\$ 24,000	
Improvements	8,180 s.f. @ 1.00	8,180	
		<u>32,180</u>	\$32,200

MARKET COMPARISON:

Sales Most Comparable

5,430 s.f. @ \$ 5.80	\$ 31,494	31,500
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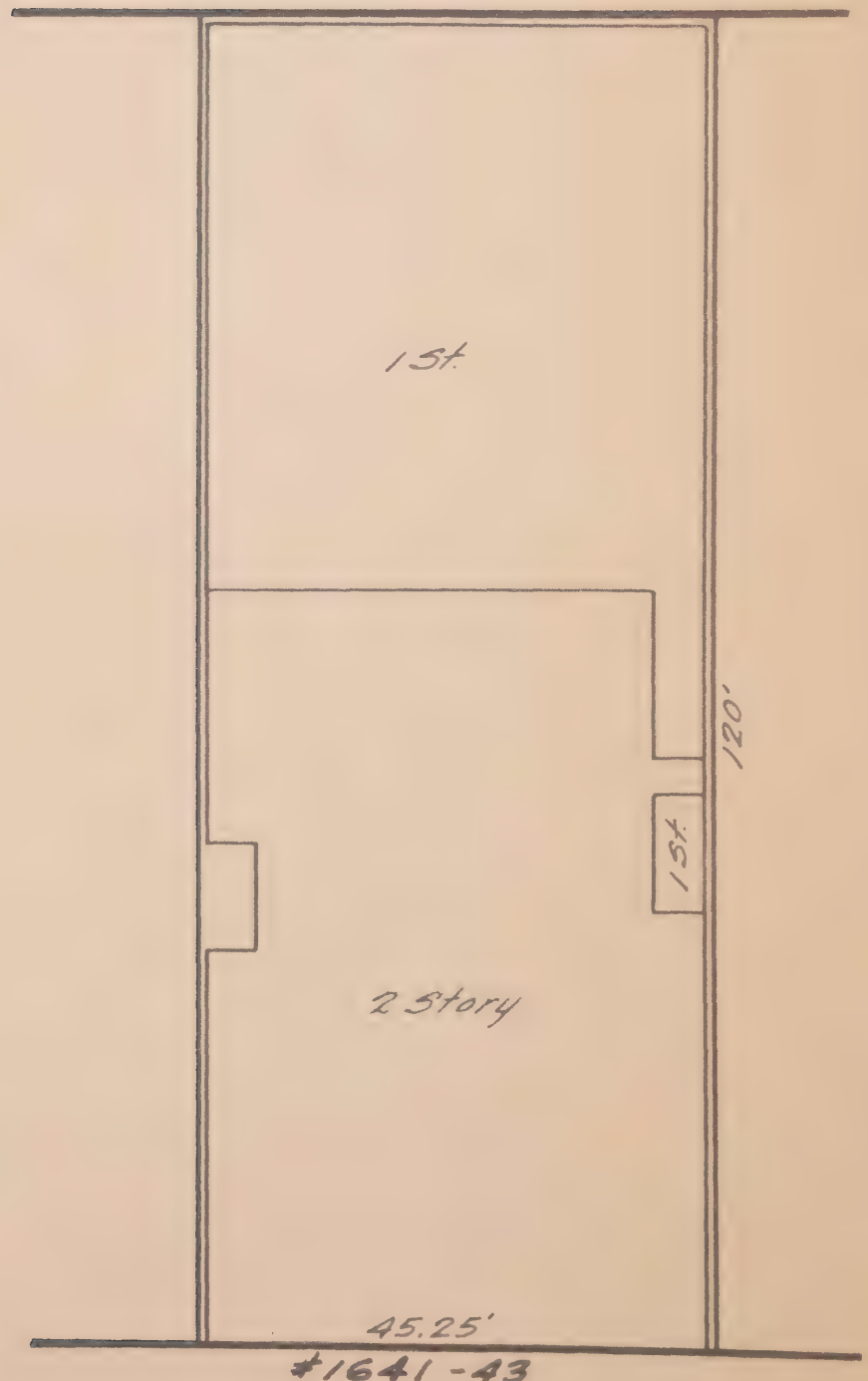
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	50	65	65	
1-store	65	75	75	
2-5 rm.	65 ea.	75 ea.	150	
1-stg.	25	25	25	
1-stg.	15	15	15	
			<u>330</u> x 95 =	
			31,350	31,400

LAND	\$ 24,000
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 31,500

BYINGTON STREET



O'FARRELL STREET



APPRAISAL

23-5

OWNER: Foo Huey et al
PROPERTY ADDRESS: 1635 O'Farrell

PARCEL NO. 725-21
DATE ACQ: 12-28-56

OWNER'S ADDRESS: 1635 O'Farrell

IRS: \$13.20
CONSID: N.S.

ZONING: C-2

PRESENT USE: Laundry & flats
BEST USE: Same

ASSESSED VALUE: Land \$ 1,690.00
Imps. 850.00
\$ 2,540.00

TAXES: \$ 211.08

LAND: DIMENSION 22.5 x 120 = 2,700 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70
O'Farrell St. - 2 st. fr. str. used as a laundry.

Byington St. - 2 st. fr. str. with a high bsmt. gar. There is a
1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,700 s.f. @ \$4.44+	\$ 12,000	
Improvements			
O'Farrell	2,678 s.f. @ \$2.50	\$6,695	
Byington	1,614 s.f. @ 4.00	<u>6,456</u>	
		13,151	
		<u>25,151</u>	\$25,200

MARKET COMPARISON:

Sales Most Comparable

2,700 s.f. @ \$ 9.50	\$ 25,650	25,700
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Laundry	Owner	100	200	
2-5 rm.	"	65	130	
			<u>330</u> x 80	26,400

The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$8,900.

LAND	\$ 12,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 26,000

PARCEL NO: 725-21

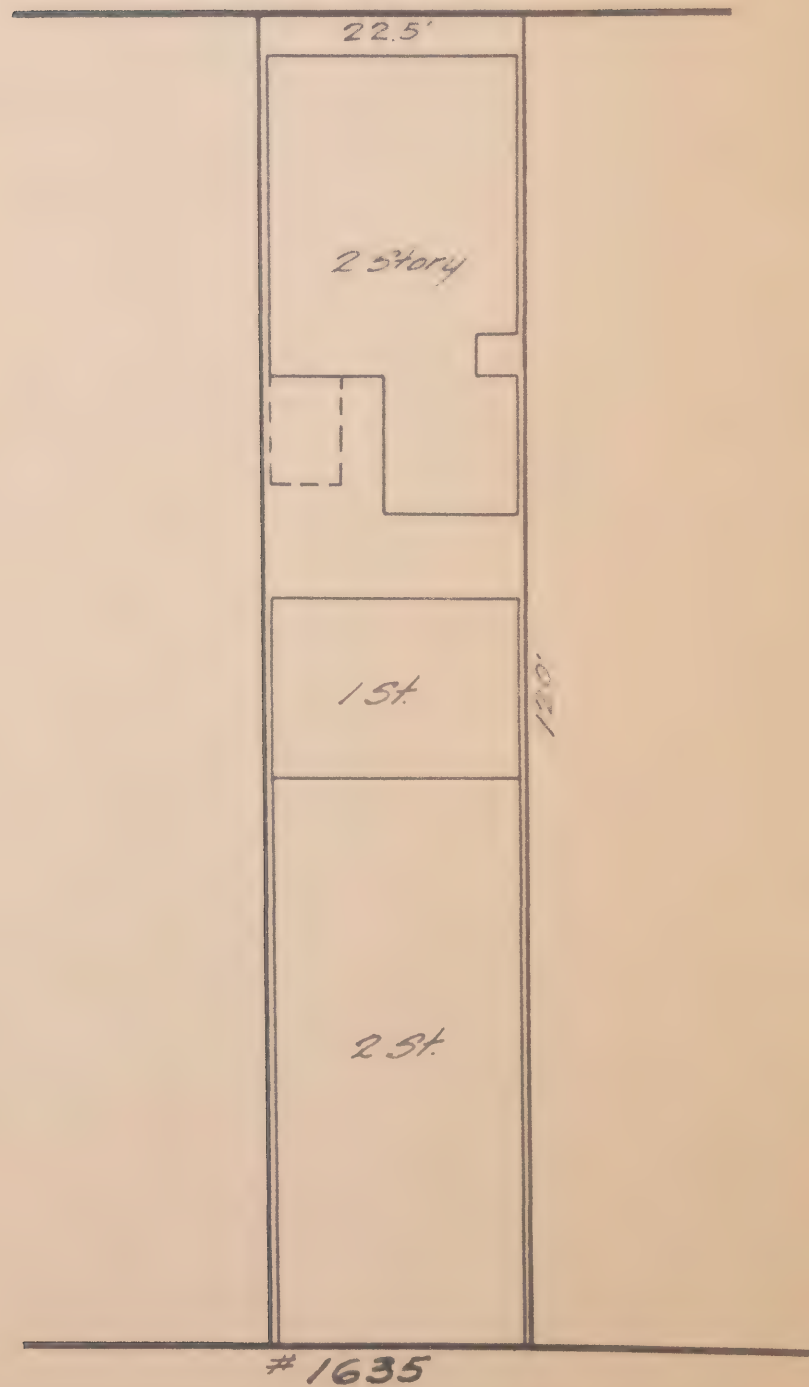
EQUIPMENT

1635 O'Farrell Street - Sam Sing Laundry

Item of laundry equipment:

Brick set HRT boiler, 2 washers, extractor, tumbler, air
compressor, 2 press units, sleever, 2 redwood water tanks,
power wiring, steam and air piping and related equipment . . \$8,900.00

BYINGTON STREET



O'FARRELL STREET



APPRAISAL

23-4

OWNER: Julien Loustalet et al
PROPERTY ADDRESS: 1631-33 O'Farrell

PARCEL NO. 725-22
DATE ACQ:

OWNER'S ADDRESS: c/o Emilie Brullard
3020 Washington

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: C-2
PRESENT USE: See below

ASSESSED VALUE: Land \$ 1,690.00
Imps. 1,200.00
\$ 2,890.00

TAXES: \$ 240.16

LAND: DIMENSION 22.5 x 120 = 2,700 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

1631-33 O'Farrell - 2 st. fr. str. with a gar. on 1st flr. and a 5 rm. single family dwelling on 2nd flr.

Byington St. - 2 st. fr. str. with high bsmt. gar. There is a 1-4 rm. flat on ea. of the 1st & 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,700 s.f. @\$4.44±	\$ 12,000	
Improvements			
O'Farrell	2,589 s.f. @ \$2.50	\$6,473	
Byington	1,536 s.f. @ 4.00	<u>6,144</u>	
			<u>12,617</u>
			24,617

\$24,600

MARKET COMPARISON:

Sales Most Comparable

2,700 s.f. @ \$ 9.10	\$ 24,570	24,600
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INCOME APPROACH: Not applicable

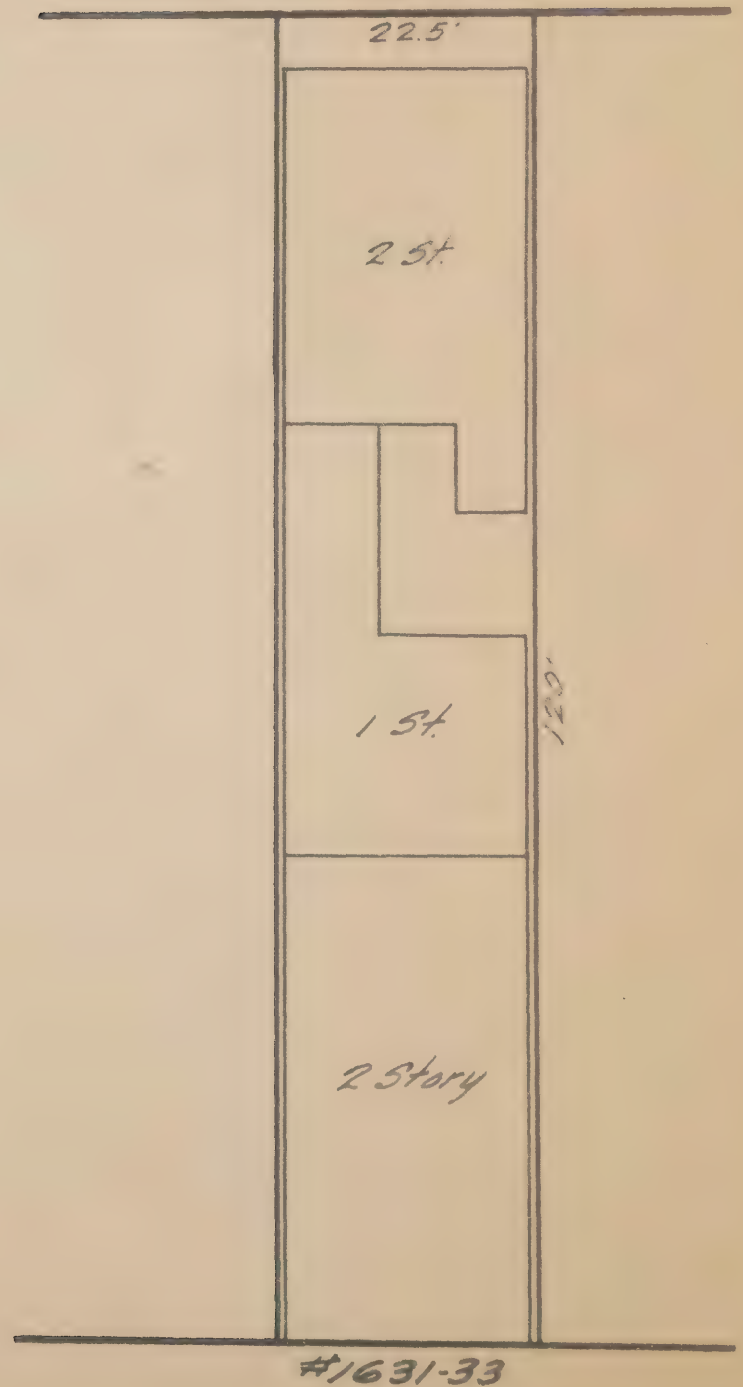
<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 12,000
IMPROVEMENTS	<u>12,500</u>

MARKET VALUE OF PROPERTY \$ 24,500

BYINGTON STREET

6 - 6 1/2



O'FARRELL STREET



APPRAISAL

23-3

OWNER: Lyle C. Horn
PROPERTY ADDRESS: 1623-27 O'Farrell

PARCEL NO. 725-23
DATE ACQ: 8-31-59

OWNER'S ADDRESS: Unknown

IRS: \$8.25

ZONING: C-2

PRESENT USE: Store & flats

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,290.00
Imps. 800.00
\$ 2,090.00

TAXES: \$ 173.68

LAND: DIMENSION 22.5 x 70 = 1,575

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

3 st. fr. str. with a store on 1st flr. and 1-4 rm. flat on ea. of the 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 1,575 s.f. @ \$4.44+
Improvements 2,871 s.f. @ 4.00

\$ 7,000
11,484
18,484

\$18,500

MARKET COMPARISON:

Sales Most Comparable 780-30; 678-8
1,575 s.f. @ \$ 11.80

\$ 18,585

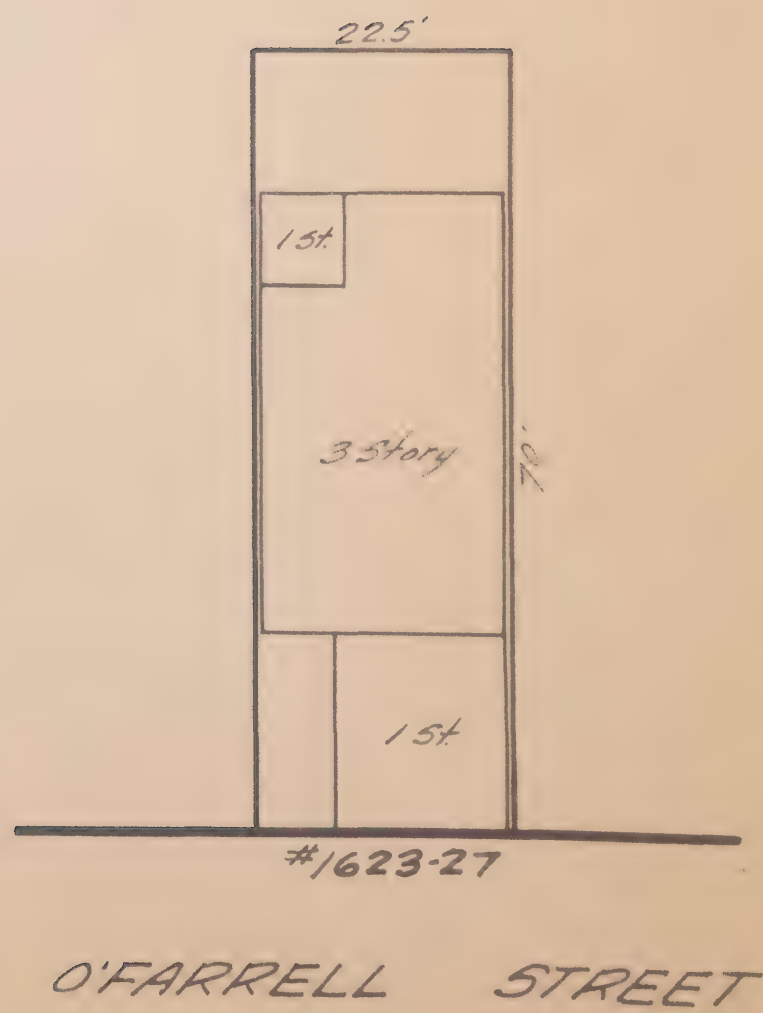
18,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	20 (L)		60	
2-4 rm.	75 ea.		150	
			210 x 90	18,900

LAND \$ 7,000
IMPROVEMENTS 11,500

MARKET VALUE OF PROPERTY \$ 18,500





APPRAISAL

23-11

OWNER: Daniel ^G McLoren
 PROPERTY ADDRESS: #4 Byington

PARCEL NO. 725-23A
 DATE ACQ: 6-7-54

OWNER'S ADDRESS: 1203 Fillmore

IRS: No
 CONSID: N.S.
 BEST USE: Apts.

ZONING: C-2

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 600.00
 Imps. 600.00
 \$ 1,200.00

TAXES: \$ 61.08

LAND: DIMENSION 22.5 x 50 = 1,125

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

1½ st. fr. str. with high bsmt. stg. area. There are 3 rms. on 1st flr. and 3 on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,125 s.f. @ \$5.78+	\$ 6,500
Improvements	1,311 s.f. @ 3.00	3,933
		<u>10,433</u>

\$10,400

MARKET COMPARISON:

Sales Most Comparable 782-4A; 748-20; 728-4
 1,125 s.f. @ \$8.90

\$ 10,013

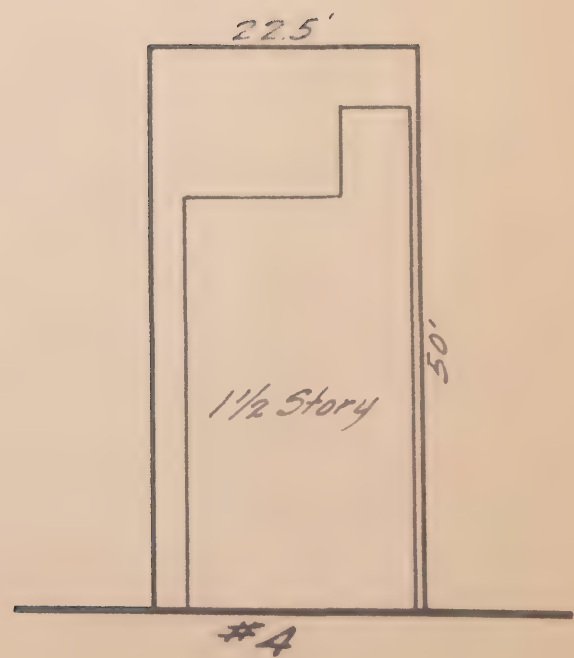
10,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 6,500
IMPROVEMENTS	<u>3,500</u>

MARKET VALUE OF PROPERTY \$ 10,000



BYINGTON STREET



APPRAISAL

23-2

OWNER: Suey Lee
PROPERTY ADDRESS: 1617-21 O'Farrell

PARCEL NO. 725-24
DATE ACQ: 1-29-55

OWNER'S ADDRESS: 1619 O'Farrell

IRS: -
CONSID: Family
BEST USE: Same

ZONING: R-3

PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 1,690.00
Imps. 3,200.00
\$ 4,890.00

TAXES: \$ 406.36

LAND: DIMENSION 22.5 x 120 = 2,700 s.f.

IMPROVEMENTS: Condition Good Effective Age 55 ±
3 st. fr. str. with a store and a 3 rm. apt. on the 1st flr.,
1-6 rm. flat on the 2nd flr. and 2-3 rm. apts. on the 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	2,700 s.f. @ \$4.44±	\$ 12,000	
Improvements	3,895 s.f. @ 5.00	\$19,475	
Garages	1,170 s.f. @ 1.50	<u>1,755</u>	
		21,230	
		<u>33,230</u>	\$33,200

MARKET COMPARISON:

Sales Most Comparable	773-3; 769-17A; 773-8		
	2,700 s.f. @ \$ 12.20	\$ 32,940	32,900

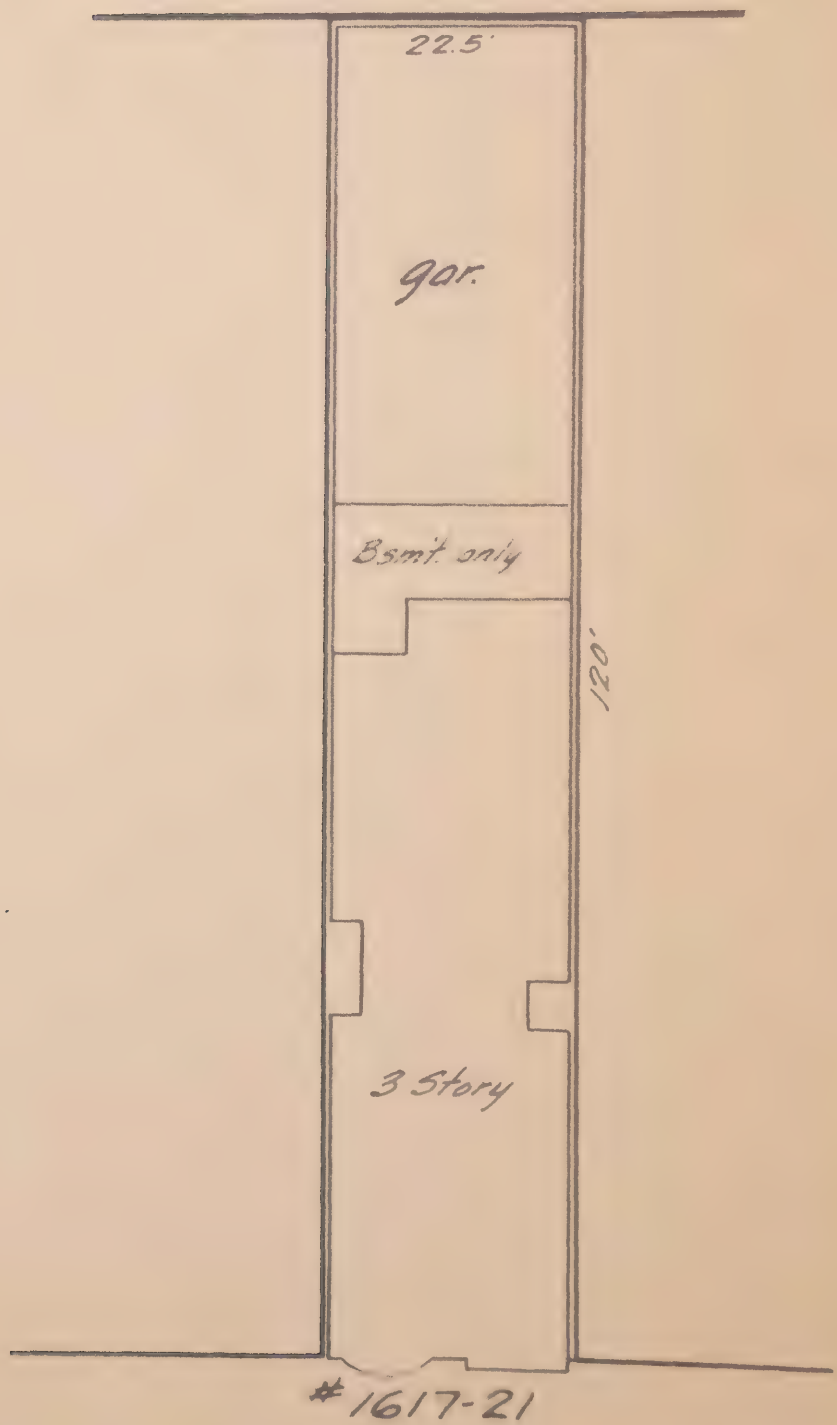
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	50		50	
1-3 rm.	Owner		50	
2-3 rm.	50 ea.	65 ea.	130	
1-6 rm.	85		90	
6 garages	15 ea.	5 ea.	30	
			<u>350</u> x 95 =	
			33,250	33,300

LAND	\$ 12,000
IMPROVEMENTS	<u>21,000</u>

MARKET VALUE OF PROPERTY \$ 33,000

BYINGTON STREET



O'FARRELL STREET

BLOCK 726

BLOCK 726

	NAME	LAND	IMPS	TOTAL
-2,-3	Ermanuell C. Walling	\$24,000	\$18,500	\$42,500
-4	Charles C. Samuels	12,000	20,500	32,500
-5	The Jonas Schoenfeld Co.	75,000	60,000	135,000
-6	M.J. Boxer et ux	34,000	6,000	40,000
-7	Benjamin Fireman	95,000	35,000	130,000
-8	Mae B. Russell et al	14,000	11,500	25,500
-9	John Patrick et ux	14,000	11,500	25,500
-10	Percy Johnson et ux	12,000	13,500	25,500
-10A	Quinton Austin	12,000	14,000	26,000
-11	Annette E. Maguire	15,500	22,000	37,500
-12	Elsie E. Johnson	10,000	13,000	23,000
-13	Ferdie C. Bailey et ux	15,500	10,000	25,500
-14	Rosalie C. Rohr	23,500	53,500	77,000
-14A	Adelaide T. Fowles	27,500	102,500	130,000
-14B	D.L. Powell et al	16,000	49,000	65,000
14-C	Lea Rasmussen et al	27,500	107,500	135,000
-15	Edward J. Moon	62,000	3,000	65,000
-16	Dudley Porter	32,500	10,000	42,500
-17	Wm. F. Onorato et al	<u>34,000</u>	<u>4,000</u>	<u>38,000</u>
		\$556,000	\$565,000	\$1,121,000



APPRAISAL

24-20

OWNER: Ermanelli C. Walling
 PROPERTY ADDRESS: 1449-51 Fillmore (2)
 1441-47 Fillmore (3)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 726-2,-3
 DATE ACQ: 8-23-60

IRS: \$44.00
 CONSID: \$40,000 Probate
 BEST USE: Same Sale

ZONING: C-2 PRESENT USE: Stores/Rooms

ASSESSED VALUE: Land \$ 10,500.00
 Imps. 5,200.00
 \$ 15,700.00

TAXES: \$ 1,304.68

LAND: DIMENSION 50 x 87.5 = 4,375 s.f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±

3 st. fr. str. with stg. bsmt., bsmt. store, and 29 rms. on 2nd and 3rd flrs. Rooms are rented out in units of 2, 3, and 4. All tenants share common baths and there is 1 kitchen on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	4,375 s.f. @ \$5.48+	\$ 24,000	
Improvements	10,540 s.f. @ 1.75	18,445	
		<u>42,445</u>	\$42,400

MARKET COMPARISON:

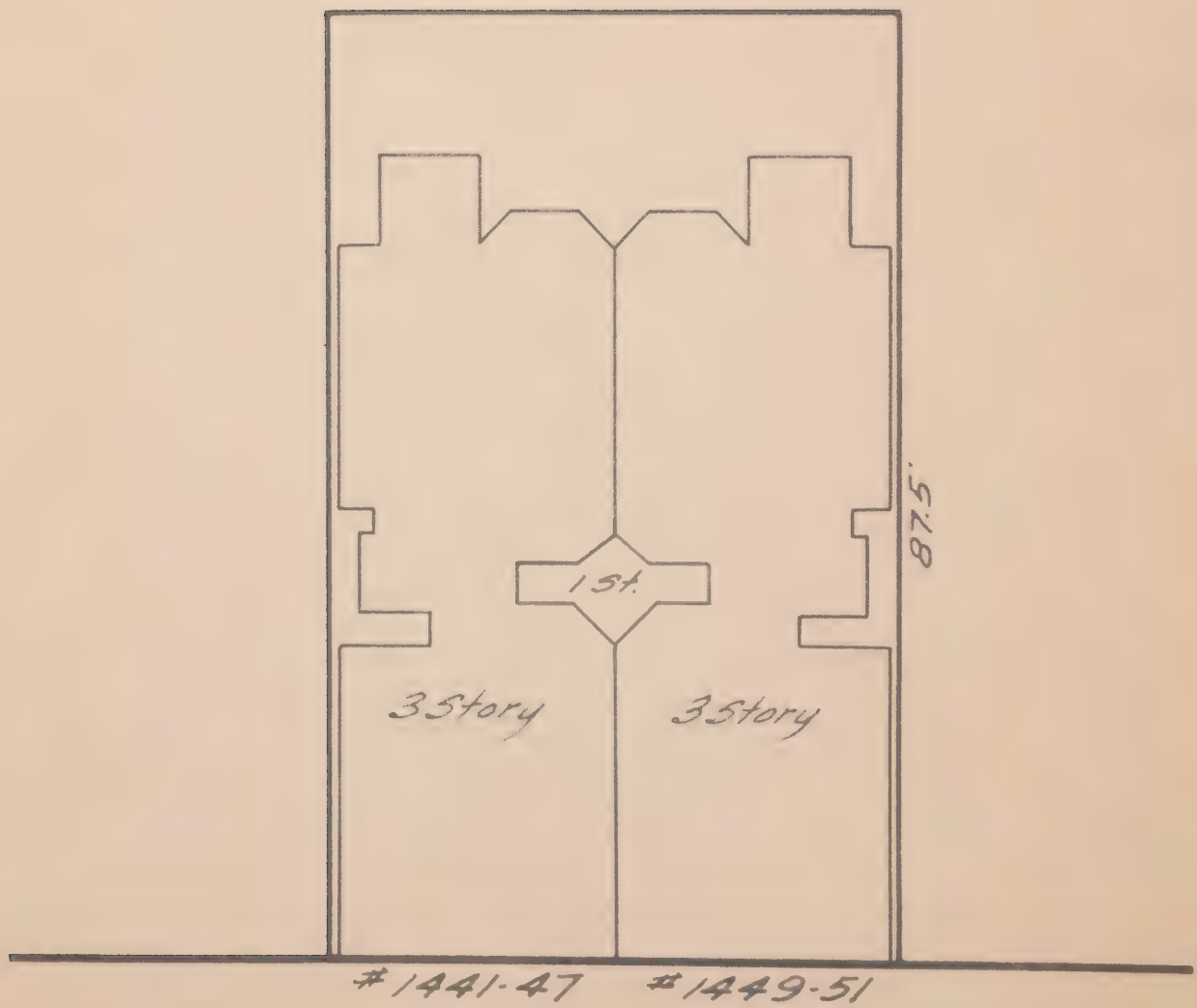
Sales Most Comparable	726-2,-3; 784-2; 773-28		
	4,375 s.f. @ \$ 9.75	\$ 42,656	42,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. store	Vacant		50	
Store	Not avail.		275	
29 rooms	\$30 to \$52.50		175 (M.L.)	
			<u>500 x 85</u>	42,500

LAND	\$ 24,000
IMPROVEMENTS	<u>18,500</u>

MARKET VALUE OF PROPERTY \$ 42,500



FILLMORE STREET



APPRAISAL

24-19

OWNER: Charles C. Samuels
PROPERTY ADDRESS: 1435-39 Fillmore

PARCEL NO. 726-4
DATE ACQ: 6-15-54

OWNER'S ADDRESS: 215 Country Club Dr.

IRS: \$28.60

ZONING: C-2

PRESENT USE: Stores/Apt.

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 5,250.00
Impe. 3,100.00
\$ 8,350.00

TAXES: \$ 693.88

LAND: DIMENSION 25 x 87.5 = 2,188

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 55 ±

2 st. fr. str. with 1 store on 1st flr., 7 rms. on 2nd flr. and 8 rms. on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$5.48+	\$ 12,000	
Improvements	6,100 s.f. @ 3.50	21,350	
		<u>33,350</u>	\$33,400

MARKET COMPARISON:

Sales Most Comparable 779-8; 684-21; 666-12
2,188 s.f. @ \$ 14.75

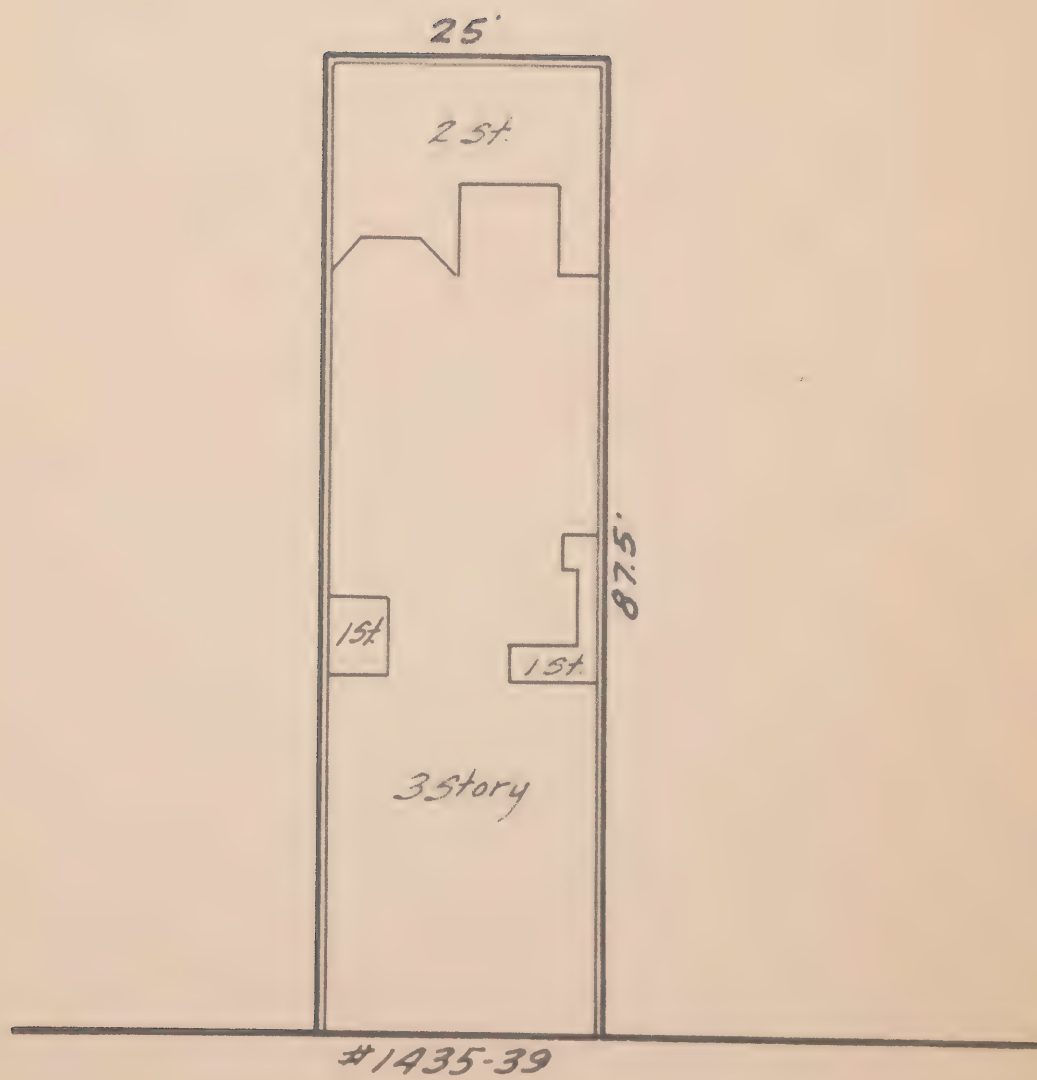
\$ 32,273 32,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	170 (L)		170	
7 rms.	100		100	
8 rms.	120		110	
			<u>380</u> x 85	32,300

LAND	\$ 12,000
IMPROVEMENTS	20,500

MARKET VALUE OF PROPERTY \$ 32,500



FILLMORE STREET



APPRAISAL

24-18

OWNER: The Jonas Schoenfeld Co.
 PROPERTY ADDRESS: 1401-11 Fillmore
 c/o Baldwin & Howell
 OWNER'S ADDRESS: 318-24 Kearney

PARCEL NO. 726-5
 DATE ACQ: 7-22-13

ZONING: C-2 PRESENT USE: Stores

IRS:
 CONSID:
 BEST USE: Same

ASSESSED VALUE: Land \$ 32,475.00
 Impe. 15,700.00
 \$ 48,175.00

TAXES: \$ 4,003.34

LAND: DIMENSION 87.5 x 137.5 = 12,031 s.f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±
 1 st. fr. str. with 6 stores. Corner store has stg. mezzanine
 plus office area. Liquor store has second flr. stg. area.

SUMMATION APPROACH:

Rounded to

Land	12,031 s.f. @ \$6.23+	\$ 75,000
Improvements	13,406 s.f. @ 4.50	60,327
		<u>135,327</u>

\$135,300

MARKET COMPARISON:

Sales Most Comparable 750-2
 12,031 s.f. @ \$ 11.25

\$ 135,349

135,300

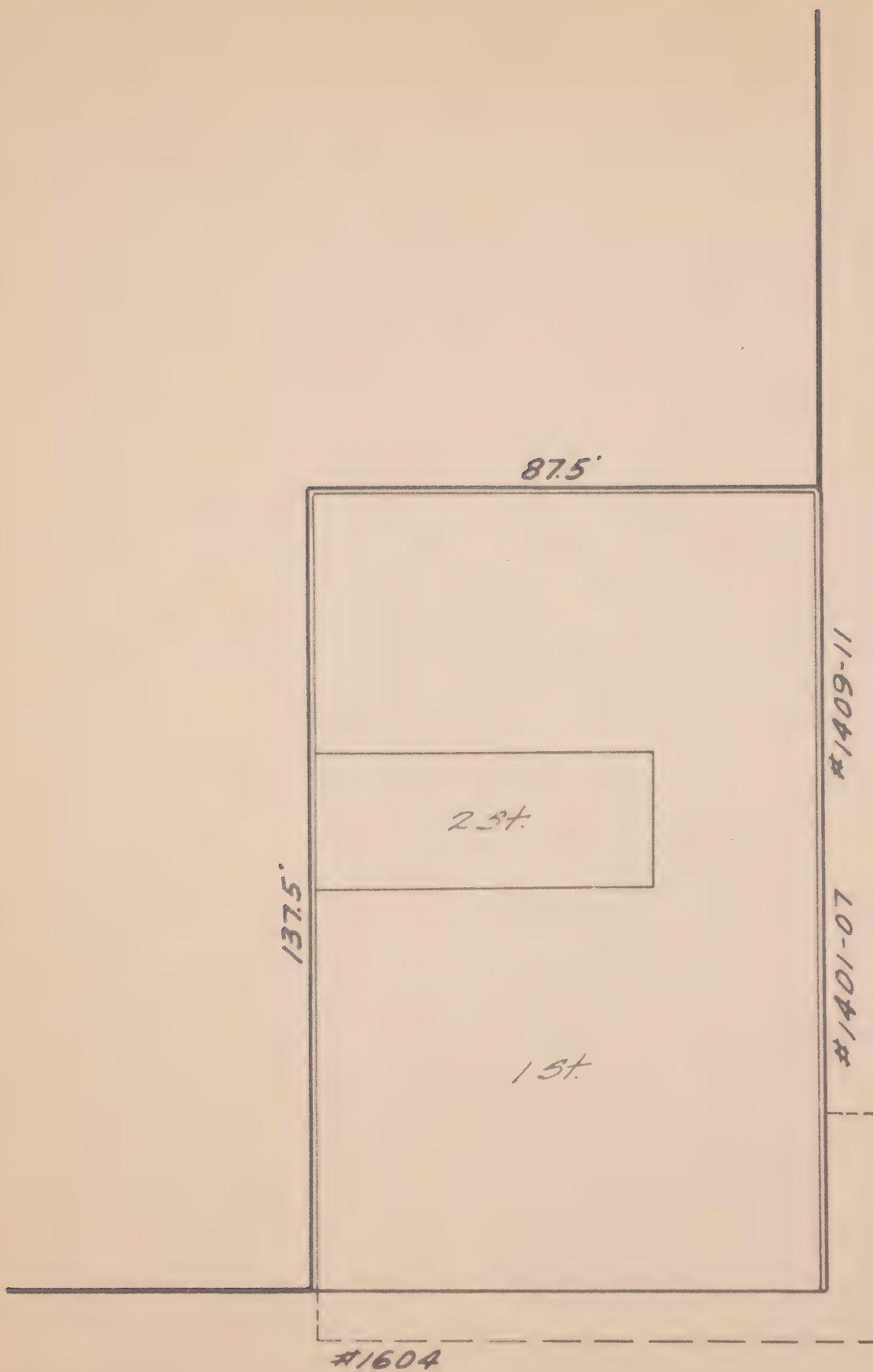
INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$
Furniture st.	Vacant		700
Liquor st.	"		150
Store	"		125
Barbecue	225		200
Store	Vacant		200
Store	"		200
Barber shop	40		40
			<u>1,615</u> x 85 =
			137,275

137,300

LAND	\$ 75,000
IMPROVEMENTS	<u>60,000</u>

MARKET VALUE OF PROPERTY \$ 135,000



ELLIS STREET

FILLMORE STREET



APPRAISAL

24-17

OWNER: Matthew J. Boxer et ux
PROPERTY ADDRESS: 1620 Ellis

PARCEL NO. 726-6
DATE ACQ: 8-28-58

OWNER'S ADDRESS: 1401 Fillmore

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 3,940.00
 Imps. 3,400.00
 \$ 7,340.00

TAXES: \$ 609.96

LAND: DIMENSION 50 x 137.5 = 6,875

s.f.

IMPROVEMENTS: Condition Good

Effective Age 50

1 st. fr. store bldg. with small stg. mezzanine.

SUMMATION APPROACH:

Rounded to

Land 6,875 s.f. @ \$4.95+ \$ 34,000
Improvements 6,875 s.f. @ 1.00 6,875
40,875

\$40,900

MARKET COMPARISON:

Sales Most Comparable None (see 684-21)
6,875 s.f. @ \$ 5.80

\$ 39,875

39,900

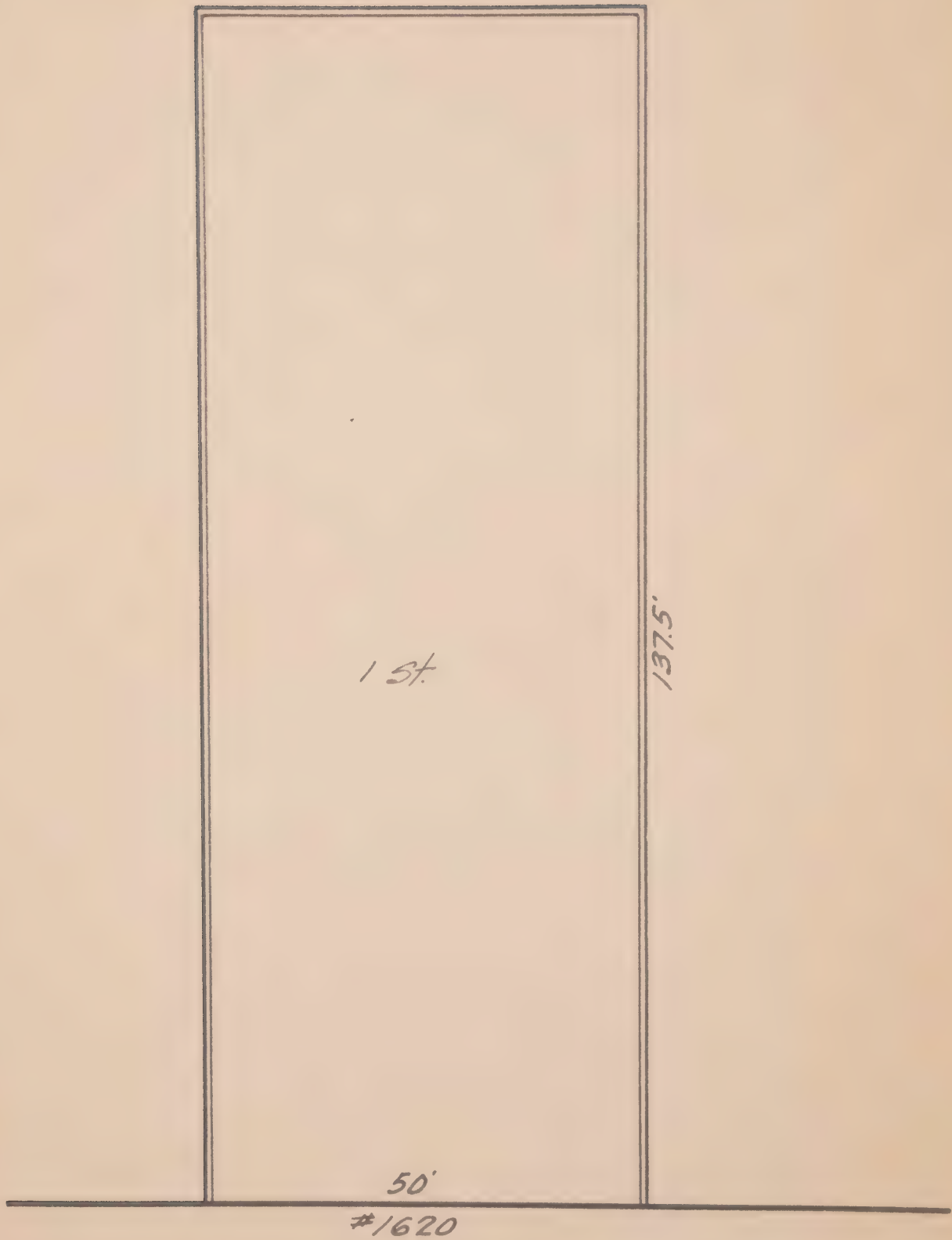
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
	Not avail.		350 x 115 =
			40,250

40,300

LAND \$ 34,000
IMPROVEMENTS 6,000

MARKET VALUE OF PROPERTY \$ 40,000





APPRAISAL

24-16

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 1624-64 Ellis

PARCEL NO. 726-7
DATE ACQ: 2-24-60

OWNER'S ADDRESS: 59 Kittridge Terrace

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 10,830.00
Imps. 8,000.00
\$ 18,830.00

TAXES: \$ 1,564.78

LAND: DIMENSION 137.5 x 137.5 = 18,906 s.f.

IMPROVEMENTS: Condition Poor/Fair Effective Age 20/60
1 and 3 st. bldg. with 7 stores at street level and 8-5 rm.
flats comprising both 2nd and 3rd flrs. One rm. in ea. apt.
is not large enough for the apts. to be considered 6-rm.

SUMMATION APPROACH:

Rounded to

Land	18,906 s.f. @ \$5.03+	\$ 95,000	
Improvements	1,650 s.f. @ 5.00	\$8,250	
	19,111 s.f. @ 1.50	<u>28,667</u>	
		36,917	
		<u>131,917</u>	\$131,900

MARKET COMPARISON:

Sales Most Comparable 707 -4
18,906 s.f. @ \$ 6.85 \$ 129,506 129,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
8-5 rms. @ \$85		\$ 80	\$ 640
1 store)			
1 store) Church (not aval.)			175
1 store Vacant			130
1 store "			130
1 store "			85
1 store "			100
1 store "			100
			<u>1,360</u> x 95
			129,200

LAND \$ 95,000
IMPROVEMENTS 35,000

MARKET VALUE OF PROPERTY \$ 130,000

137.5'

137.5'

1st

1st

1st

1st

1st

3 Story

1st

#1664-54

#1652-24

ELLIS

STREET



APPRAISAL

24-15

OWNER: Mae B. Russell et al
PROPERTY ADDRESS: 1670-72 Ellis

PARCEL NO. 726-8
DATE ACQ: 11-28-45

OWNER'S ADDRESS: 2890 California

IRS: -
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,840.00
Imps. 2,800.00
\$ 4,640.00

TAXES: \$ 385.58

LAND: DIMENSION 25 x 112.5 = 2,813 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

3 st. fr. str. with bsmt. store and 6 rms. ea. on 1st, 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.98+	\$ 14,000	
Improvements	5,257 s.f. @ 2.50	13,143	
		<u>27,143</u>	\$27,100

MARKET COMPARISON:

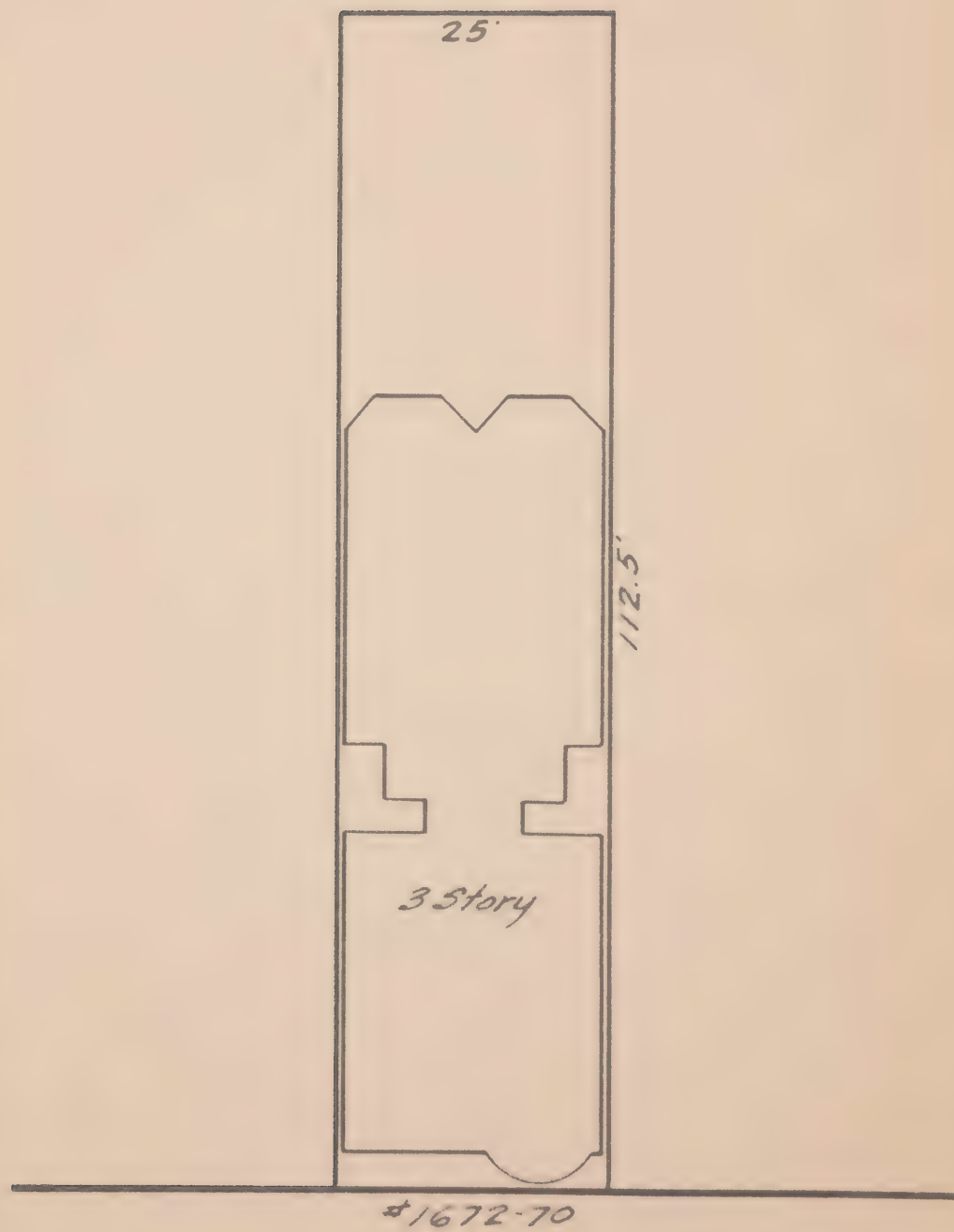
Sales Most Comparable 782-19; 758-8; 660-35
2,813 s.f. @ \$ 9.00 \$ 25,317 25,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	85		85	
6 rms.	85		85	
6 rms.	85		85	
Store	Vacant		45	
			<u>300</u> x 85	25,500

LAND	\$ 14,000
IMPROVEMENTS	11,500

MARKET VALUE OF PROPERTY \$ 25,500



ELLIS STREET



APPRAISAL

24-14

OWNER: John Patrick et ux
PROPERTY ADDRESS: 1674-78 Ellis

PARCEL NO. 726-9
DATE ACQ: 5-31-45

OWNER'S ADDRESS: 1678 Ellis

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,840.00
 Impe. 2,650.00
 \$ 4,490.00

TAXES: \$ 373.12

LAND: DIMENSION 25 x 112.5 = 2,813

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

3 st. fr. str. with stg. bsmt., 6 rms. on 1st flr. and 7 rms.
ea. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.98+	\$ 14,000	
Improvements	4,912 s.f. @ 2.50	12,280	
		<u>26,280</u>	\$26,300

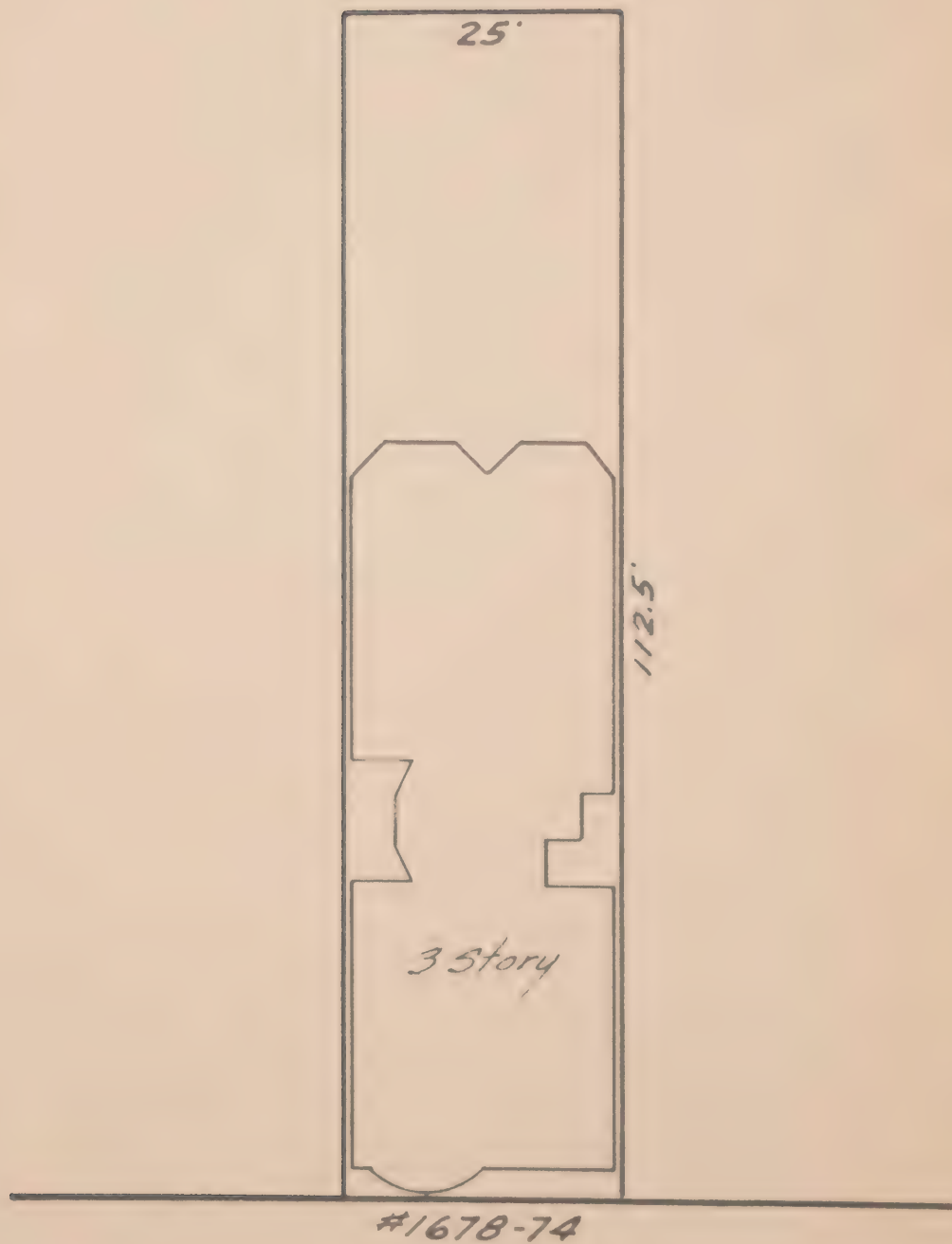
MARKET COMPARISON:

Sales Most Comparable	660-35; 681-10		
	2,813 s.f. @ \$ 9.00	\$ 25,317	25,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	Owner		85	
7 rms.	65		100	
7 rms.	65		100	
			<u>285</u> x 85 =	
			24,225	24,200

LAND	\$ 14,000
IMPROVEMENTS	<u>11,500</u>
MARKET VALUE OF PROPERTY	\$ 25,500



ELLIS STREET



APPRAISAL

24-13

OWNER: Percy Johnson et ux
PROPERTY ADDRESS: 1680-84 Ellis

PARCEL NO. 726-10
DATE ACQ: 1-31-47

OWNER'S ADDRESS: 164 Tara St.

ZONING: R-3 PRESENT USE: Flats

IRS:
CONSID:
BEST USE: APLs.

ASSESSED VALUE: Land \$ 1,830.00
Imps. 3,350.00
\$ 5,180.00

TAXES: \$ 430.46

LAND: DIMENSION 27.5 x 87.5 = 2,406

IMPROVEMENTS: Condition Poor

Effective Age 55

3 st. fr. str. with bsmt. store, bsmt. stg. and 6 rms. ea.
on 1st, 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,406 s.f. @ \$4.99+	\$ 12,000	
Improvements	5,567 s.f. @ 2.50	13,918	
		<u>25,918</u>	\$25,900

MARKET COMPARISON:

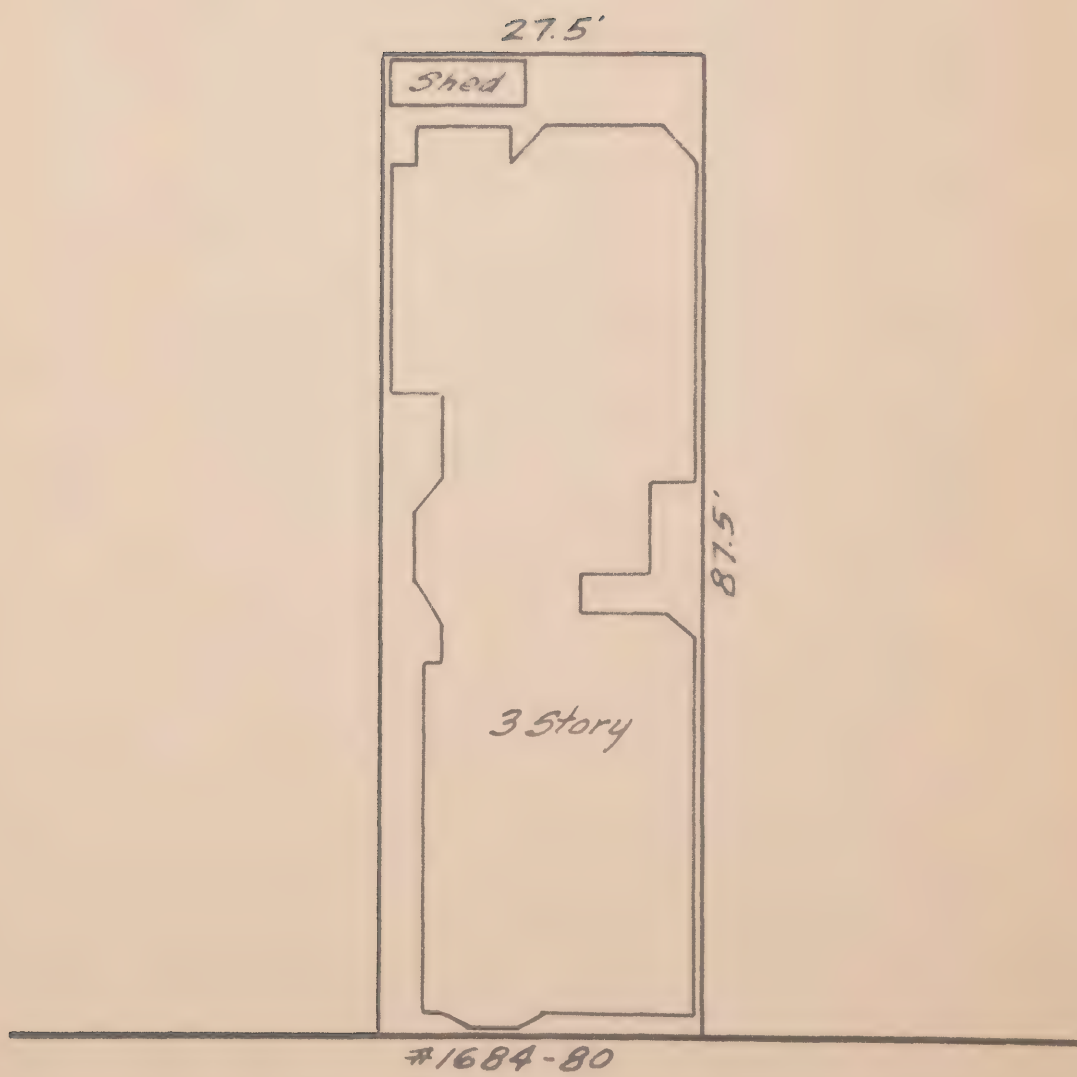
Sales Most Comparable	782-19; 685-19		
2,406	s.f. @ \$ 10.50	\$ 25,263	25,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	40		45
6 rms.	89		85
6 rms.	90		85
6 rms.	93		85
			<u>300</u> x 85
			25,500

LAND	\$ 12,000
IMPROVEMENTS	<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 25,500



ELLIS

STREET



APPRAISAL

24-12

OWNER: Quinton Austin
PROPERTY ADDRESS: 1686-90 Ellis

PARCEL NO. 726-10A
DATE ACQ:

OWNER'S ADDRESS: 1686-A Ellis

ZONING: R-3

PRESENT USE: Flats

IRS:
CONSID:
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,830.00
Imps. 2,650.00
\$ 4,480.00

TAXES: \$ 372.28

LAND: DIMENSION 27.5 x 87.5 = 2,406 s.f.

IMPROVEMENTS: Condition Poor Effective Age 55 ±

3 st. fr. str. with bsmt. store, 6 rms. on 1st flr. and 7 rms. ea. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,406 s.f. @ \$4.99±	\$ 12,000	
Improvements	5,690 s.f. @ 2.40	13,656	
		<u>25,656</u>	\$25,700

MARKET COMPARISON:

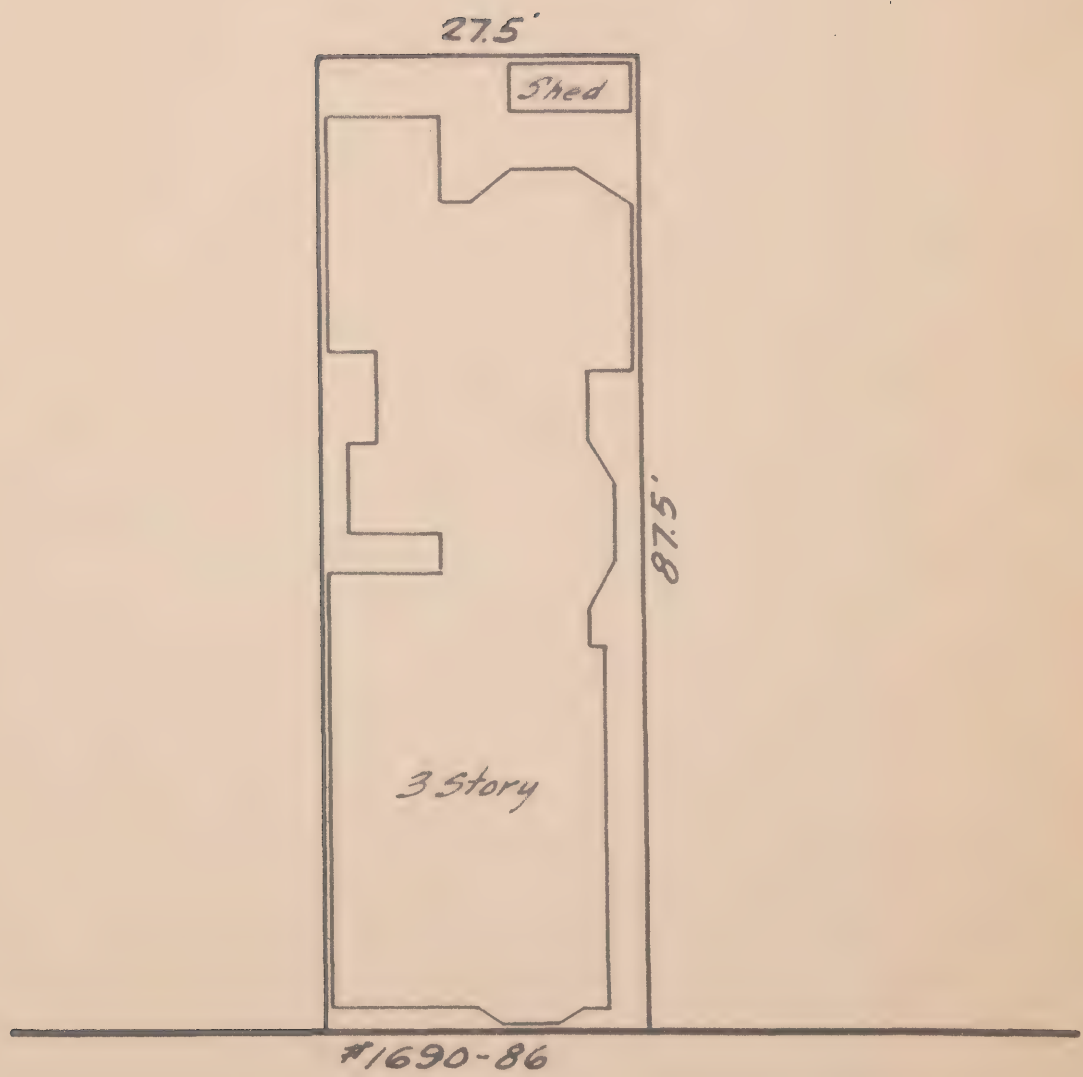
Sales Most Comparable	660-35; 660-11		
	2,406 s.f. @ \$ 11.00	\$ 26,466	26,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Owner		45	
6 rms.	"		80	
7 rms.	85		90	
7 rms.	85		90	
			<u>305 x 85 =</u>	
			25,925	25,900

LAND	\$ 12,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 26,000



ELLIS STREET



APPRAISAL

24-11

OWNER: Annette F. Maguire
PROPERTY ADDRESS: 1692-98 Ellis

PARCEL NO. 726-11
DATE ACQ: 8-11-58

OWNER'S ADDRESS: 7 Berkshire Way

IRS: No
CONSID: Decree
BEST USE: Same

ZONING: R-3

PRESENT USE: Apt/Stores

ASSESSED VALUE: Land \$ 2,990.00
Imps. 5,300.00
\$ 8,290.00

TAXES: \$ 688.90

LAND: DIMENSION 32.5 x 87.5 = 2,844 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60
3 st. fr. str. with 1-5 rm. flat and 1 store on 1st flr., 2-5 rm. flats on 2nd flr. and 2-6 rm. flats on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	2,844 s.f. @ \$5.45±	\$ 15,500	
Improvements	8,147 s.f. @ 2.75	22,404	
		<u>37,904</u>	\$37,900

MARKET COMPARISON:

Sales Most Comparable	684-12; 779-8		
2,844	s.f. @ \$ 13.00	\$ 36,972	27,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	130 (L)		130	
5 rms.	47.50		50	
2-5 rm.	60 - 65	65	130	
2-6 rm.	60 - 85	80	\$160	
			<u>470</u> x 80	37,600

REMARKS: This property was listed for sale in Jan. 1961 for \$39,750.

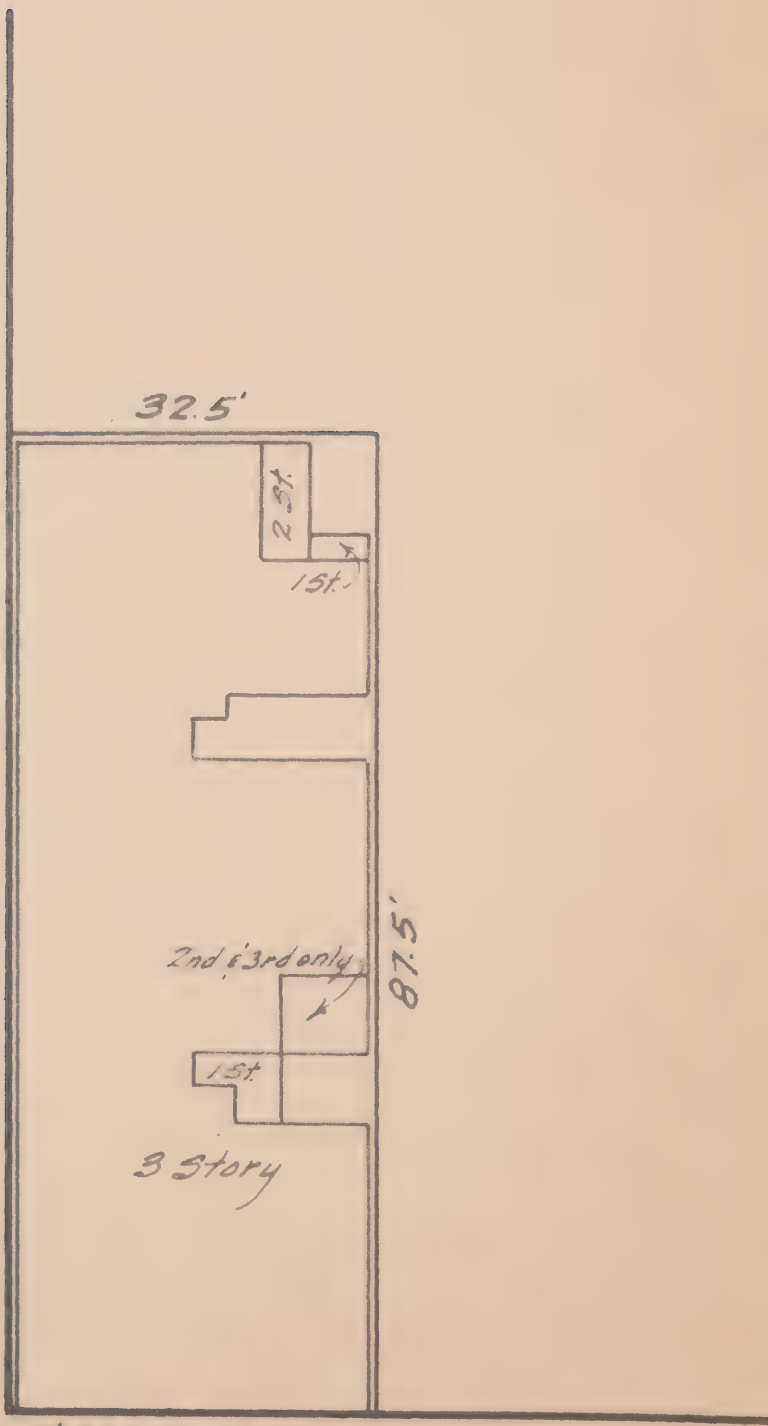
LAND	\$ 15,500
IMPROVEMENTS	<u>22,000</u>
MARKET VALUE OF PROPERTY	\$ 37,500

STEINER STREET

STEINER

#1416-20

#1400



#1698-92

ELLIS STREET



APPRAISAL

24-10

OWNER: Elsie E. Johnson
PROPERTY ADDRESS: 1422-26 Steiner

PARCEL NO. 726-12
DATE ACQ: 12-15-48

OWNER'S ADDRESS: 1422 Steiner

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,430.00
 Imps. 2,500.00
 \$ 3,930.00

TAXES: \$ 326.58

LAND: DIMENSION 25 x 87.5 = 2,188 s.f.

IMPROVEMENTS: Condition Fair (estimated) Effective Age 60 ±

Owner refused entry, but gave information on number of rooms.
3 st. fr. str. with stg. bsmt. and 6 rms. ea. on 1st, 2nd
and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.57+	\$ 10,000	
Improvements	4,629 s.f. @ 2.80	12,961	
		<u>22,961</u>	\$23,000

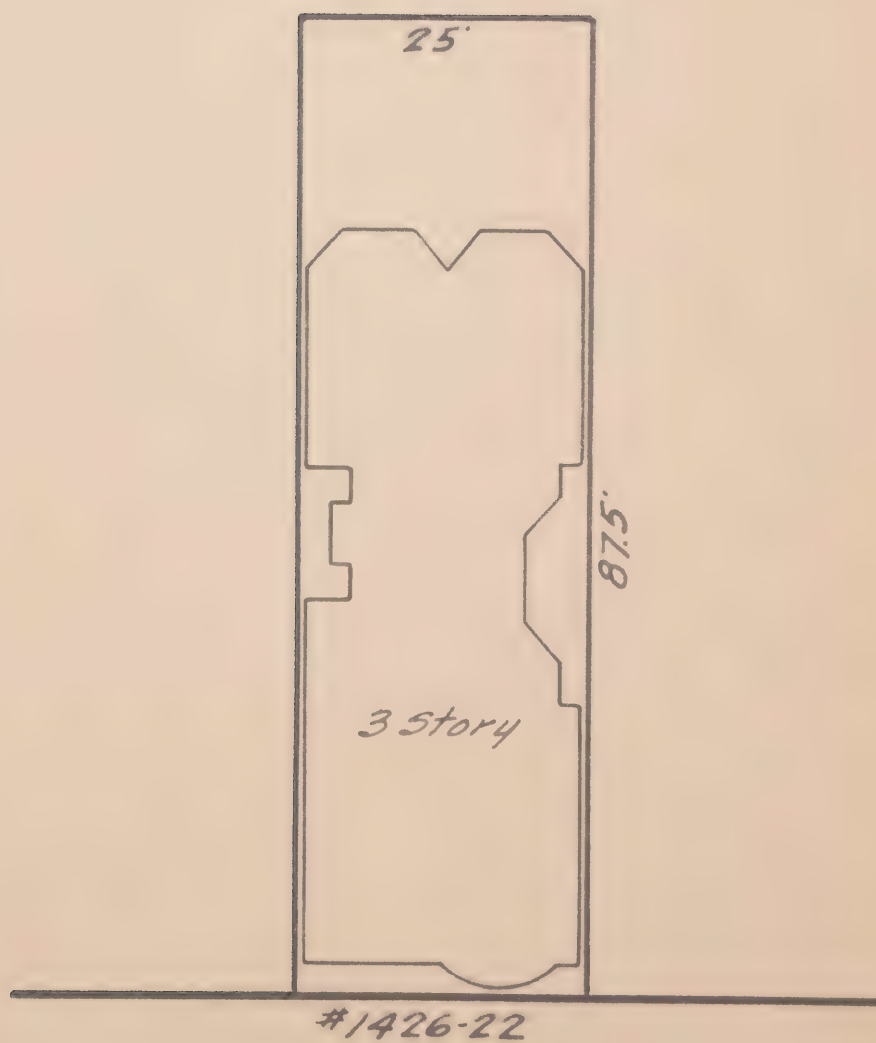
MARKET COMPARISON:

Sales Most Comparable	1100-16		
2,188	s.f. @ \$ 10.50	\$ 22,974	23,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-6 rms. Refused		85	255 x 90 = 22,950	23,000

LAND	\$ 10,000
IMPROVEMENTS	13,000
	<u>23,000</u>
MARKET VALUE OF PROPERTY \$	23,000



STEINER STREET



APPRAISAL

24-9

OWNER: Ferdie C. Bailey et ux
PROPERTY ADDRESS: 1428-32 Steiner

PARCEL NO. 726-13
DATE ACQ: 5-24-46

OWNER'S ADDRESS: 1428 Steiner

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,690.00
 Imps. 2,800.00
 \$ 4,490.00

TAXES: \$ 304.98

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair (estimated) Effective Age 55
3 st. fr. str. with 7 rms. on ea. flr. and stg. bsmt. with 1
garage. Unable to gain entry. Information gathered from
occupant, who is relative of owner. There are 3 kitchens on
ea. flr. but all tenants share common baths, 1 on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.50+	\$ 15,500	
Improvements	3,199 s.f. @ 3.25	10,397	
		<u>25,897</u>	\$25,900

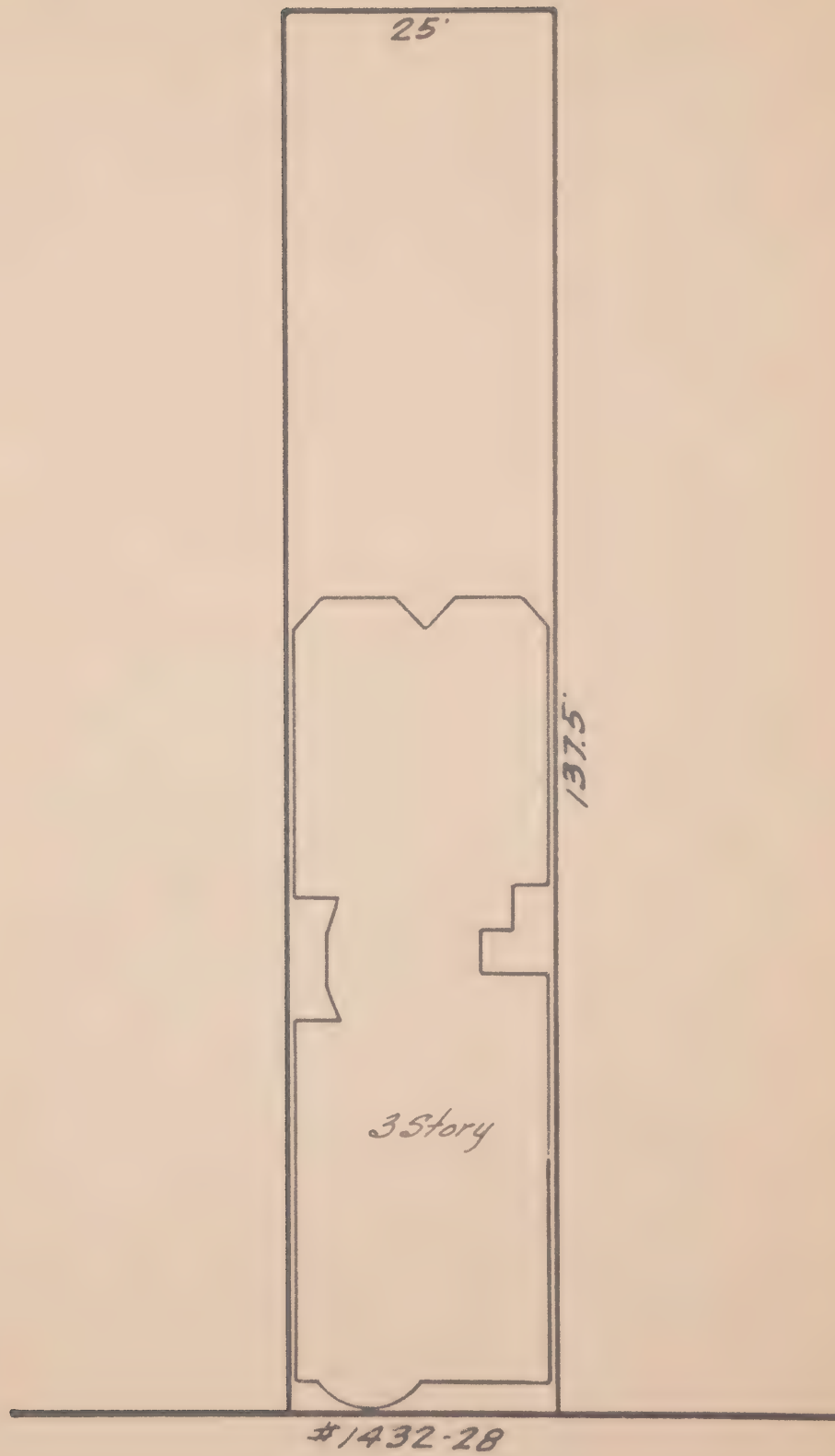
MARKET COMPARISON:

Sales Most Comparable	660-35; 681-10		
	3,438 s.f. @ \$ 7.42	\$ 25,510	25,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
7 rms.	Refused		100	
7 rms.			100	
7 rms.			100	
			<u>300</u> x 85	25,500

LAND	\$ 15,500
IMPROVEMENTS	<u>10,000</u>
MARKET VALUE OF PROPERTY	\$ 25,500



STEINER STREET



APPRAISAL

24-8

OWNER: Rosalie C. Rohr
PROPERTY ADDRESS: 1440 Steiner

PARCEL NO. 726-14
DATE ACQ: 6-23-60

OWNER'S ADDRESS: 738 Funston

IRS: \$84.15
CONSID: \$76,500 (Ind.)
BEST USE: Same

ZONING: R-3 PRESENT USE: Apt.

ASSESSED VALUE: Land \$ 2,530.00
Imps. 14,750.00
\$ 17,280.00

TAXES: \$ 1,435.96

LAND: DIMENSION 37.5 x 137.5 = 5,156 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

3 st. fr. & stucco 12 unit apt. bldg. with 2 garages and a
stg. bsmt. Ea. flr. contains 4-3 rm. units.

SUMMATION APPROACH:

Rounded to

Land	5,156 s.f. @ \$4.56+	\$ 23,500	
Improvements	10,689 s.f. @ 4.50	\$48,101	
Basement	3,563 s.f. @ 1.73±	6,188	
		54,289	
		77,789	\$77,800

MARKET COMPARISON:

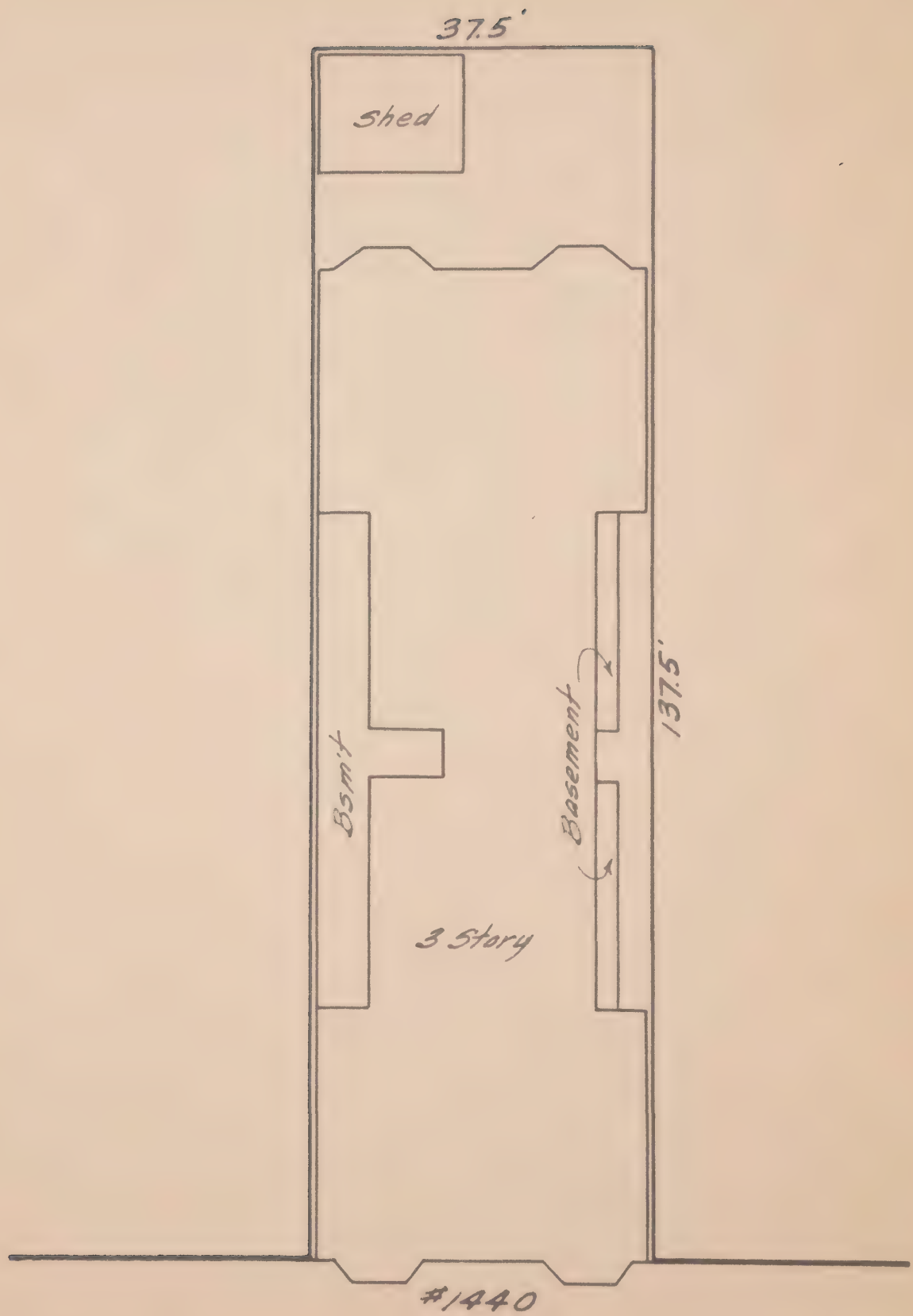
Sales Most Comparable	774-14		
	5,156 s.f. @ \$ 15.00	\$ 77,340	77,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
12-3 rms.	72.50		870.00	
2 garages	10.00		20.00	
			890.00	x 85 =
			75,650	
				75,700

LAND	\$ 23,500
IMPROVEMENTS	53,500

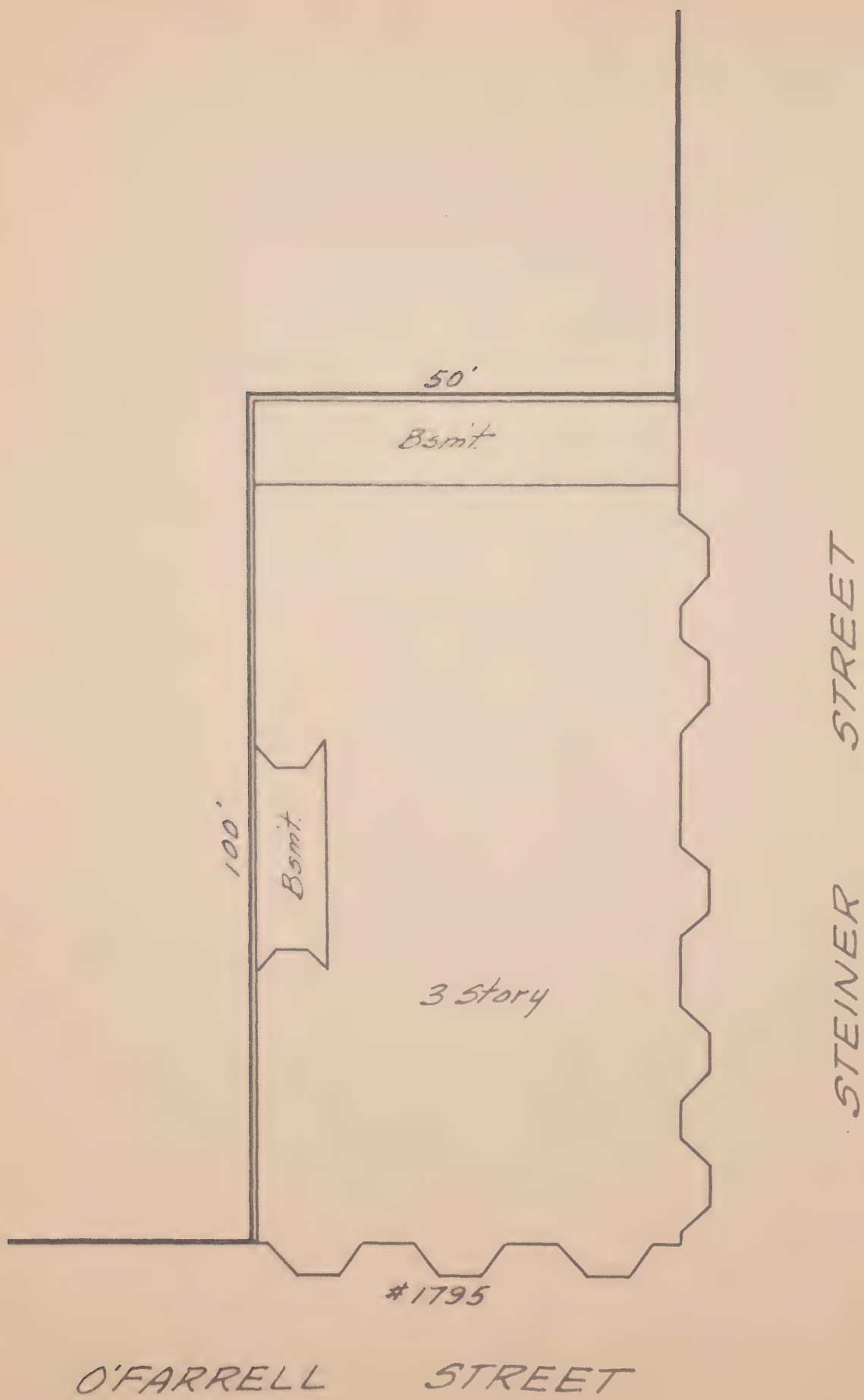
MARKET VALUE OF PROPERTY \$ 77,000



STEINER STREET



728/4A





APPRAISAL

24-6

OWNER: Dewey L. Powell et al
PROPERTY ADDRESS: 1785 O'Farrell

PARCEL NO. 726-14B
DATE ACQ: 12-8-59

OWNER'S ADDRESS: 1785 O'Farrell

IRS: \$36.30
CONSID: \$60,000
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,150.00
Imps. 13,100.00
\$ 15,250.00

TAXES: \$ 1,267.28

LAND: DIMENSION 32.5 x 100 = 3,250 s. f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±
3 st. fr. & stucco 11 unit apt. bldg. with 2 garages and service
bsmt. 1st flr. contains 1-2 rm. and 2-3 rm. units. 2nd & 3rd
flrs. contain 1-3 rm. and 3-2 rm. units ea.

SUMMATION APPROACH:

Rounded to

Land	3,250 s.f. @ \$4.93+	\$ 16,000
Improvements	7,575 s.f. @ 6.00	\$45,450
Basement	2,525 s.f. @ 2.00	5,050
		<u>50,500</u>

\$66,500

MARKET COMPARISON:

Sales Most Comparable 749-6B; 774-14
3,250 s. f. @ \$ 20.00

\$ 65,000

INCOME APPROACH:

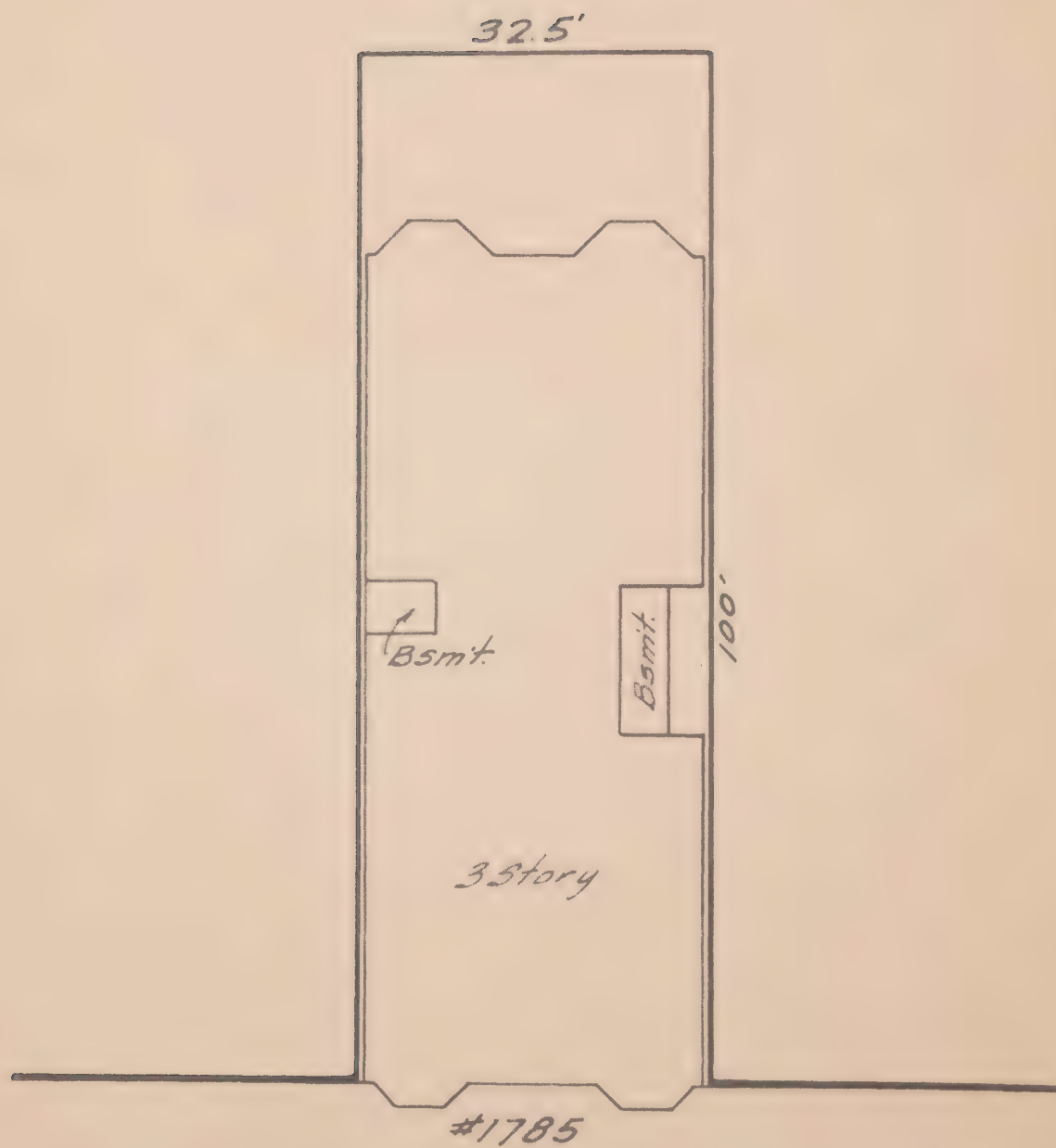
Units	Actual	Fair	Total Monthly
	\$	\$	\$
7-2 rm.	70	65	455
4-3 rm.	85	75	300
2 garages		10	20
			<u>775 x 85 =</u>
			65,875

65,900

REMARKS: Owner has renovated interior since purchase.

LAND	\$ 16,000
IMPROVEMENTS	49,000

MARKET VALUE OF PROPERTY \$ 65,000



O'FARRELL STREET



APPRAISAL

OWNER: Lea Rasmussen et al
PROPERTY ADDRESS: 1775 O'Farrell

PARCEL NO. 726-14C
DATE ACQ: 1-27-60

OWNER'S ADDRESS: Unknown

IRS: \$32,45
CONSID: \$130,000+ IND.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,630.00
Imps. 25,500.00
\$ 29,130.00

TAXES: \$ 2,460.60

LAND: DIMENSION 55 x 100 = 5,500

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

3 st. fr. and stucco 24 unit apt. bldg. with stg. bsmt. and 4
garages. Ea. flr. contains 4-2 rm. and 4-3 rm. units.

SUMMATION APPROACH:

Rounded to

Land 5,500 s.f. @ \$5.00 \$ 27,500
Improvements 16,472 s.f. @ \$6.50
(incl. bsmt.) 107,068
134,568

\$134,600

MARKET COMPARISON:

Sales Most Comparable 1154-6A (see Remarks)
5,500 s.f. @ \$ 24.50

\$ 134,750

134,800

INCOME APPROACH:

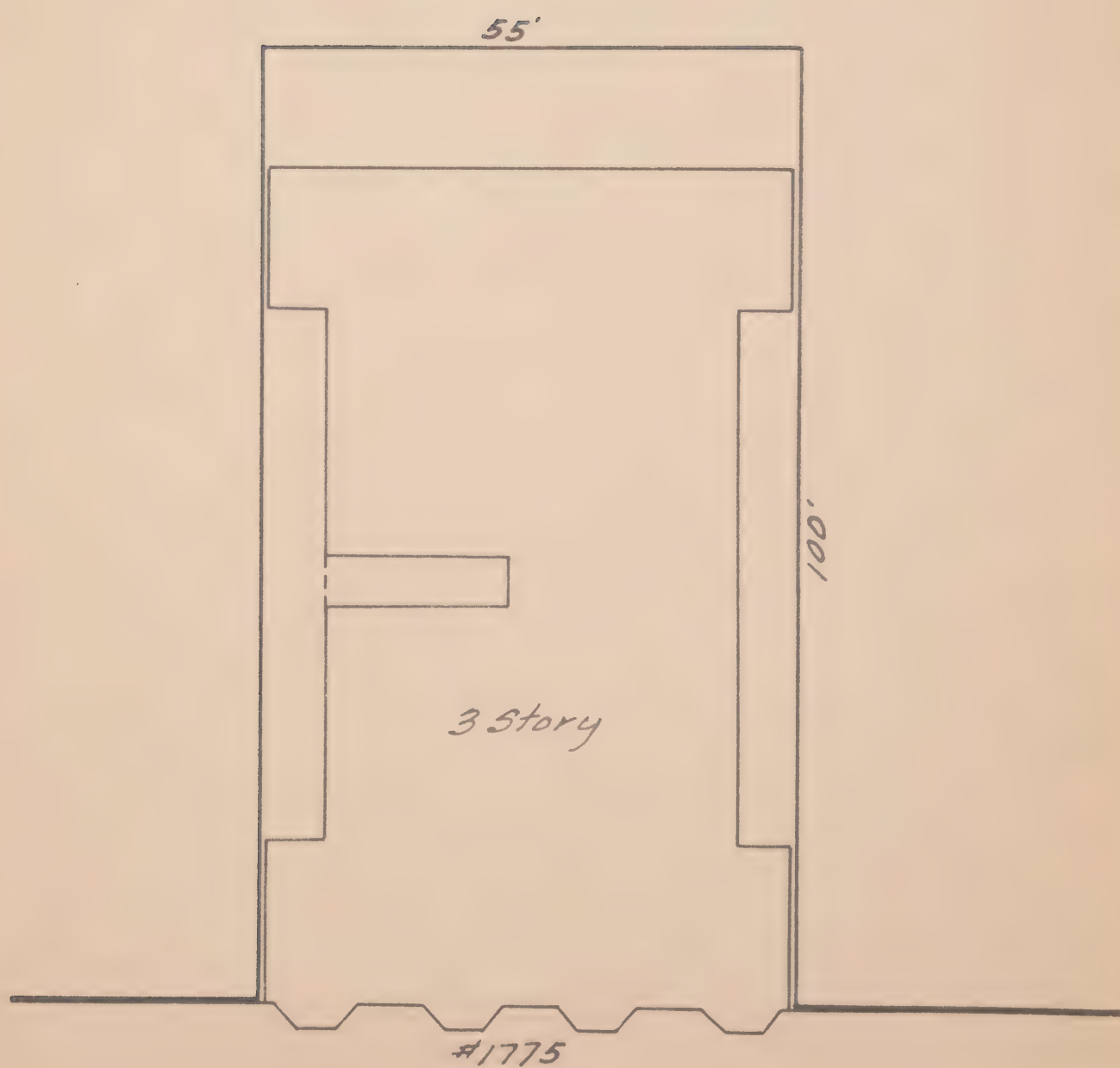
Units	Actual	Fair	Total Monthly
	\$	\$	\$
12-2 rm.	65	60	720
12-3 rm.	75	70	840
4 garages	10	10	40
			1,600 x 85

136,000

REMARKS: This building is in poor condition. An
estimated expenditure of \$10,000 would
restore interior deterioration and take
care of deferred maintenance.

LAND \$ 27,500
IMPROVEMENTS 107,500

MARKET VALUE OF PROPERTY \$ 135,000



O'FARRELL STREET



APPRAISAL

24-4

OWNER: Edward J. Moon
PROPERTY ADDRESS: 1755 O'Farrell

PARCEL NO. 726-15
DATE ACQ: 11-21-57

OWNER'S ADDRESS: 6242 Gervin, Oakland

IRS:
CONSID: N.S.
BEST USE: Com.

ZONING: C-2 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 6,680.00
Impe. 12,600.00
\$ 19,280.00

TAXES: \$ 1,602.16

LAND: DIMENSION 90 x 137.5 = 12,375

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 45 ±

2 st. reinforced concrete structure.

SUMMATION APPROACH:

Rounded to

Land 12,375 s.f. @ \$5.00+ \$ 62,000
Improvements 24,750 s.f. (sustaining value) 3,000

\$65,000

MARKET COMPARISON:

Sales Most Comparable None
12,375 s.f. @ \$ 5.25

\$ 64,969

65,000

INCOME APPROACH:

Units Actual
\$ 600 (L)

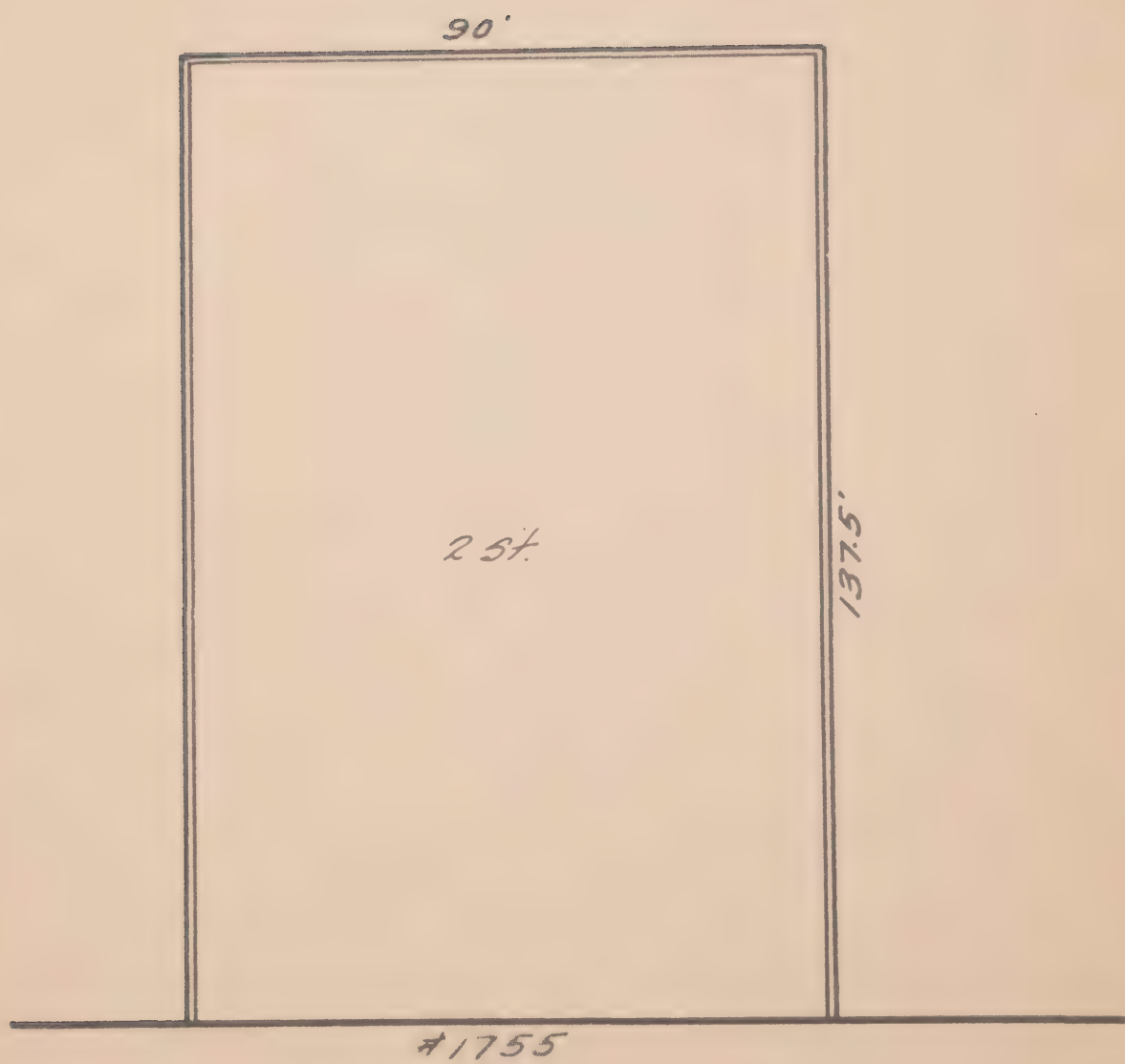
Fair
\$

Total Monthly
\$ 600 x 110

66,000

LAND \$ 62,000
IMPROVEMENTS 3,000

MARKET VALUE OF PROPERTY \$ 65,000



O'FARRELL STREET



APPRAISAL

24-3

OWNER: Dudley Porter
PROPERTY ADDRESS: 1735-41 O'Farrell

PARCEL NO. 726-16
DATE ACQ: 11-30-60

OWNER'S ADDRESS:

IRS: -
CONSID: N.S.
BEST USE: Com.

ZONING: C-2

PRESENT USE: Hotel/Stores

ASSESSED VALUE: Land \$ 3,530.00
Imps. 6,500.00
\$ 10,030.00

TAXES: \$ 833.50

LAND: DIMENSION 47.5 x 137.5 = 6,531 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±
3 st. fr. str. with 2 stores on 1st flr. and 87 rm. hotel on 2nd
and 3rd flrs. 2nd flr. has 28 rms. and 3rd flr. has 59 rms.

SUMMATION APPROACH:

Rounded to

Land 6,531 s.f. @ \$4.98+ \$32,500
Improvements 18,073 s.f. (sustaining value) 10,000
\$42,500

MARKET COMPARISON:

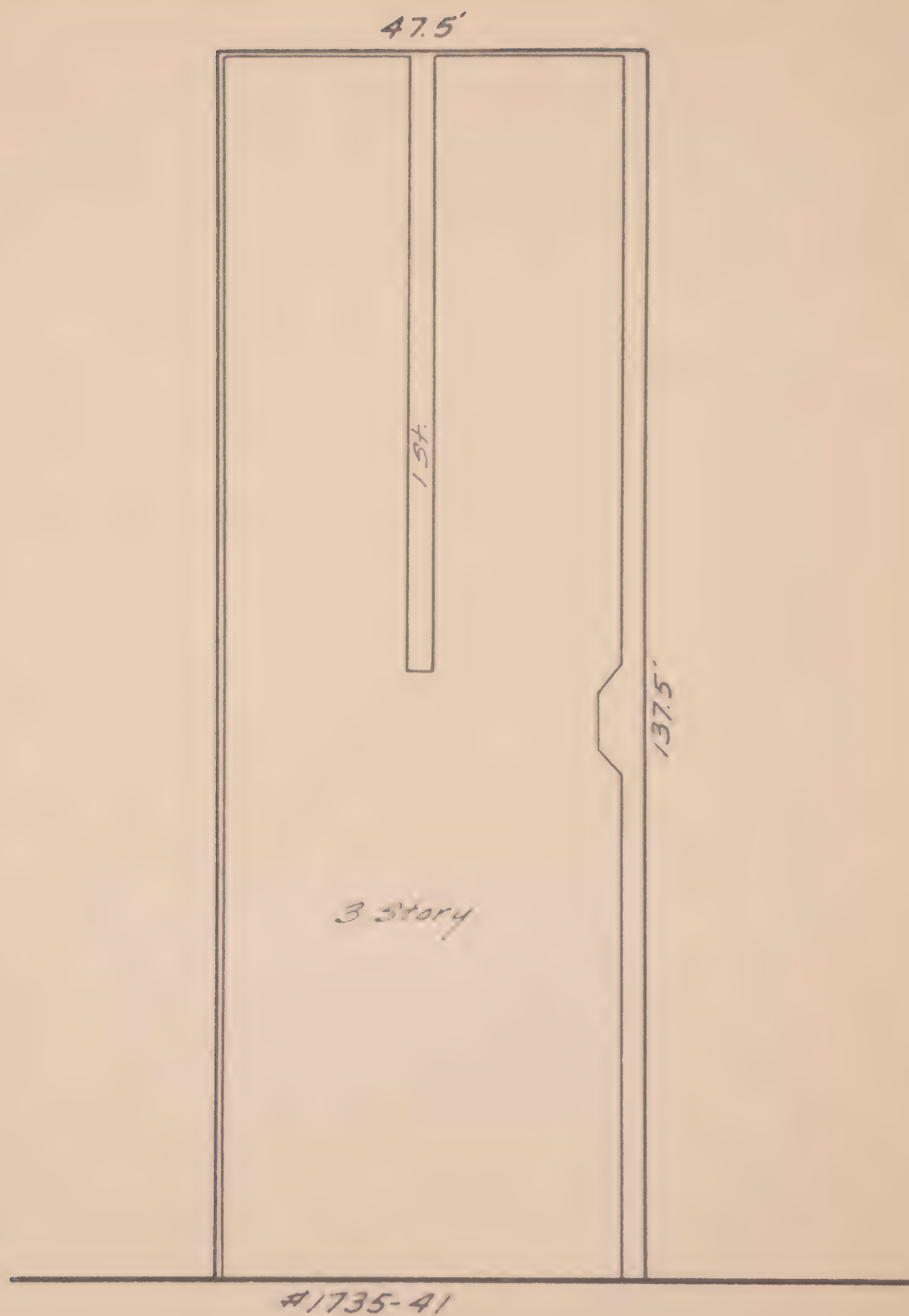
Sales Most Comparable None
6,531 s.f. @ \$ 6.50 \$ 42,452 42,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	Vacant		75
Store	75		75
Hotel	Refused		300
			450 x 85 =
			38,250
			38,300

LAND \$ 32,500
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 42,500





APPRAISAL

OWNER: Wm. F. Onorato et al
PROPERTY ADDRESS: 1725-27 O'Farrell

24-2
PARCEL NO. 726-17
DATE ACQ: 10-24-61

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: Family
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 3,710.00
 Imps. 2,500.00
 \$ 6,210.00

TAXES: \$ 516.06

LAND: DIMENSION 50 x 137.5 = 6,875 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±
1) 2 st. fr. str. with store on 1st flr. and loft on 2nd flr.
2) 2 st. fr. str. with store on 1st flr. and loft, and rear 3-rm.
 apt. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	6,875 s.f. @ \$4.95±	\$ 34,000
Improvements	3,982 s.f. (sust. value)	\$1,000
	5,748 s.f. (sust. value)	<u>3,000</u>
		<u>4,000</u>

\$38,000

MARKET COMPARISON:

(Land sales only)
Sales Most Comparable 1101-22; 674-4; 770-3
 6,875 s.f. @ \$ 5.50

\$ 37,813

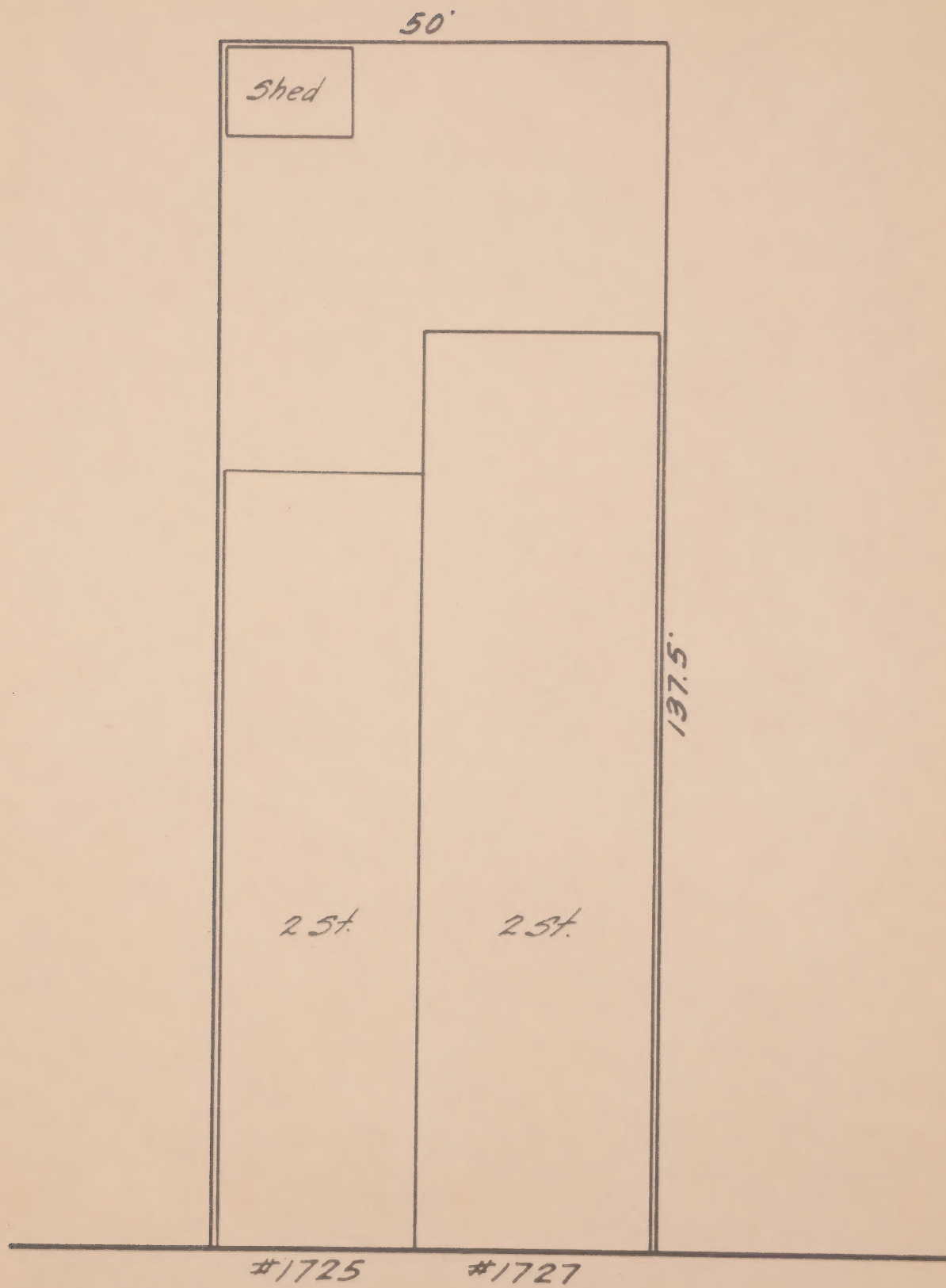
37,800

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 34,000
IMPROVEMENTS	<u>4,000</u>

MARKET VALUE OF PROPERTY \$ 38,000



O'FARRELL

STREET

8FH-311
8FRA

WA - Appraisal Report A-2, V. 4

5/9

ACID FREE - LIGNIN FREE
pH 8.2 - 10.0 BUFFERED
Pollinger Metal Mfg. Co.
100-862-2221
2014

